

## 15 Broad Avenue, Leicester, LE5 4PT

SellMyHome are happy to bring to market this THREE BEDROOM, END TERRACE, FAMILY HOME located in the sought after area of North Evington.

Broad Avenue is ideally located in North Evington with close-by primary and secondary schools, General Hospital and easy bus routes to Leicester City Centre.

The property offers an abundance of potential within.

In brief, the property comprises a spacious porch, open plan living/dining room, separate kitchen, downstairs W/C, ample storage, orangery, utility room, three well-proportioned bedrooms and a three-piece bathroom.

To the rear, the property blossoms with a spacious rear garden offering pathways to rear, laid to lawn in the centre, mature shrubbery and trees boarding the garden to provide a private space. In addition, there is ample storage with two wooden sheds and a greenhouse.

### Offers Over £300,000

# 15 Broad Avenue

, Leicester, LE5 4PT



- THREE BEDROOM END TERRACE HOME
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- CLOSE BY TO LOCAL AMENITIES
- IDYLIC MATURE GARDEN



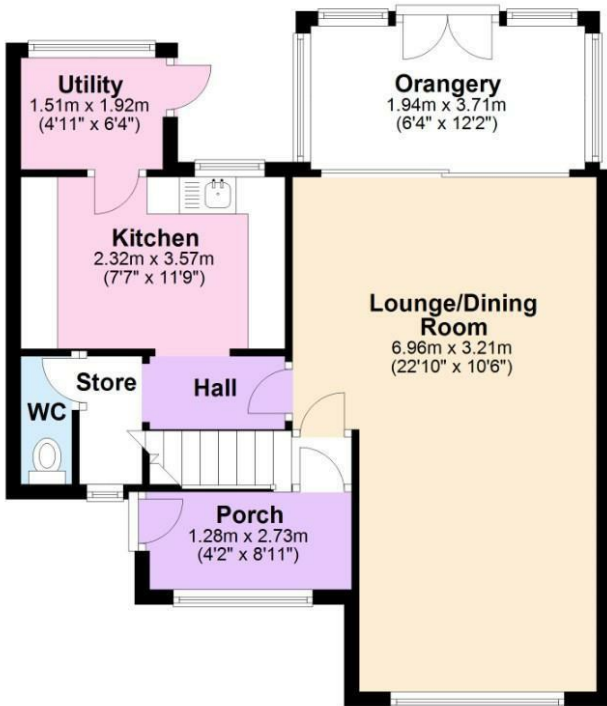
[Directions](#)



# Floor Plan

## Ground Floor

Approx. 55.9 sq. metres (601.7 sq. feet)



## First Floor

Approx. 33.6 sq. metres (361.8 sq. feet)



Total area: approx. 89.5 sq. metres (963.5 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p><b>62</b></p>	<p><b>85</b></p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p><b>71</b></p>	<p><b>85</b></p>
<p>Not energy efficient - higher running costs</p>		<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	