



**Beechwood Avenue, Leicester Forest East Leicester LE3 3PL**

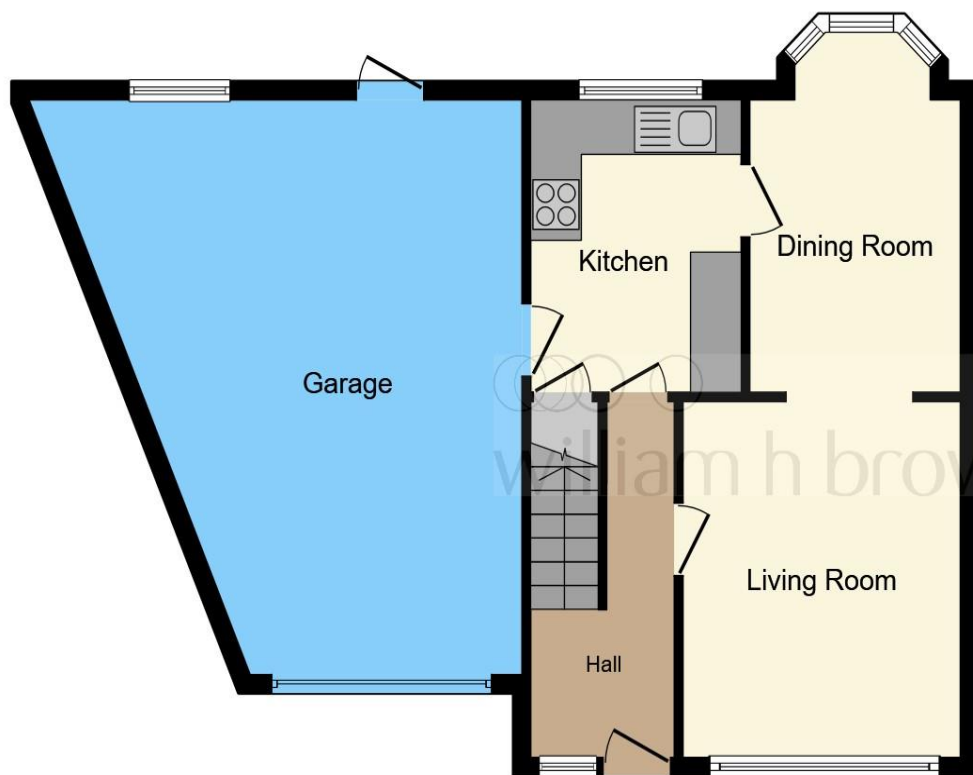


**welcome to**

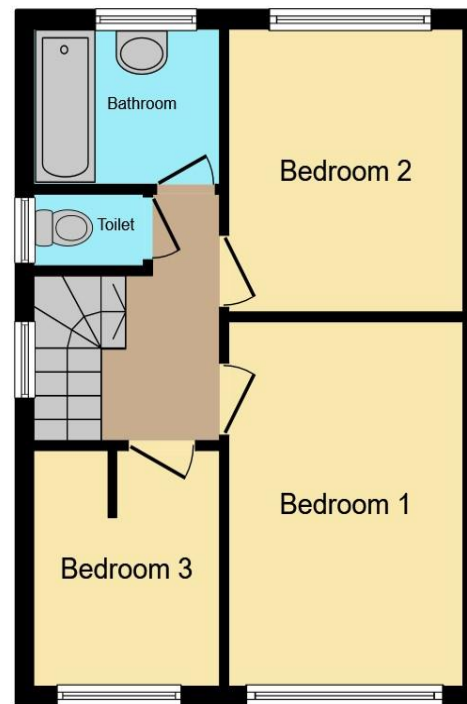
**Beechwood Avenue, Leicester Forest East Leicester**

A three bedroom detached offering an entrance hall, lounge, dining room and kitchen, three bedrooms, bathroom and separate WC. The property benefits from a garage, off road parking and rear garden. The property is in need of modernisation. Offered for sale with no upper chain.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

12' 6" x 10' 10" ( 3.81m x 3.30m )

**Dining Room**

11' 7" x 9' 7" ( 4.45m x 2.92m )

**Kitchen**

11' 4" x 8' 1" ( 3.45m x 2.46m )

**First Floor Landing**

**Bedroom One**

13' 1" x 11' 7" ( 3.99m x 3.53m )

**Bedroom Two**

10' 10" x 10' 1" ( 3.30m x 3.07m )

**Bedroom Three**

10' x 7' 6" ( 3.05m x 2.29m )

**Bathroom**

**Separate W C**

**Garage**

**Front & Rear Of Property**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Beechwood Avenue, Leicester Forest East Leicester

- Detached
- Three Bedrooms
- Rear Garden
- Garage & ORP
- No Upper Chain

Tenure: Freehold EPC Rating: D

offers in the region of

**£430,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LHS118295 - 0002

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