

**LOOK what's
coming onto
the market
SOON...**



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and to register your interest**

Montague Avenue, Syston Leicester LE7 2LJ


william
h brown

welcome to

Montague Avenue, Syston Leicester

William H Brown are delighted to present for sale this four bedroom semi-detached family home, situated within the extremely sought after location of Syston, We believe the property would be an ideal investment for a first-time buyer, family or investor. Contact us now to arrange a viewing tour.

Entrance Porch

Door to the side

Lounge

13' 11" x 18' 10" max (4.24m x 5.74m max)

Double glazed bay window to the front, electric fire, radiator

Dining Room

12' 7" x 9' 1" (3.84m x 2.77m)

Double glazed window to the front, electric fire, radiator

Kitchen

13' 11" x 8' 7" (4.24m x 2.62m)

Fitted kitchen which has been newly plastered for refit comprising of wall and base units with work surfaces over, double standing sink drainer unit, radiator and space for appliances. Two double glazed windows to the rear.

Utility Room

5' 10" x 5' 7" (1.78m x 1.70m)

Fitted with wall and base units with work surfaces over and space for appliances. Door to the rear.

W C

Double glazed window to the rear, WC, hand wash basin and radiator

Conservatory

15' 9" x 7' 10" (4.80m x 2.39m)

Radiator and access to the rear

First Floor Landing

With airing cupboard.

Bedroom One

10' 8" x 10' 8" (3.25m x 3.25m)

Double glazed window to the front, walk in wardrobe, storage cupboard and radiator

Bedroom Two

11' 11" x 7' 8" (3.63m x 2.34m)

Double glazed window to the rear and radiator

Bedroom Three

11' 3" x 9' (3.43m x 2.74m)

Double glazed window to the rear and radiator

Bedroom Four

11' 4" x 9' (3.45m x 2.74m)

Double glazed window to the front and radiator

Bathroom

Double glazed window to the rear, bath with shower over, WC, hand wash basin and towel radiator

Garage

17' 9" x 9' 1" (5.41m x 2.77m)

Front & Rear Of Property

To the front and rear of the property are easy to maintain gardens.



view this property online williamhbrown.co.uk/Property/LHS117985



welcome to

Montague Avenue, Syston Leicester

- Semi-Detached
- Four Bedrooms
- Conservatory
- Front & Rear Gardens
- Garage

Tenure: Freehold EPC Rating: C

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS117985



Property Ref:
LHS117985 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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