

Guthlaxton Avenue, LEICESTER LE2 0SD



welcome to

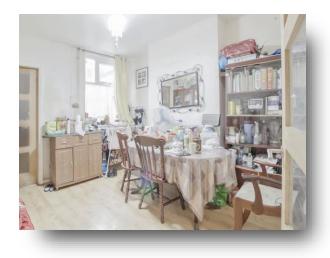
Guthlaxton Avenue, LEICESTER

4 bedroom mid-terraced house with central heating and double glazing. Conveniently located with on-street parking available.













Lounge

13' 6" x 11' 10" (4.11m x 3.61m)

Central heating and double glazed window towards the front of the house.

Dining Room

11' 10" x 10' 11" (3.61m x 3.33m)

Central heating and double glazed window towards the back of the house.

Dowstairs W/C

W/C and Sink

Bedroom 1

11' 8" x 11' 1" (3.56m x 3.38m)

Central heating and double glazed window towards the front of the house.

Bedroom 2

9' x 5' 3" (2.74m x 1.60m)

Central heating and double glazed window towards the back of the house.

3rd Floor Bedroom 3

11' 2" x 10' 2" (3.40m x 3.10m)

Central heating and double glazed window towards the front of the house

3rd Floor Bedroom 4

11' 8" x 9' 11" (3.56m x 3.02m)

Central heating and double glazed window towards the back of the house.





welcome to

Guthlaxton Avenue, LEICESTER

- 4 spacious bedrooms
- Central heating system
- Double glazing throughout
- Convenient on-street parking
- Mid-terraced

Tenure: Freehold EPC Rating: D

offers over

£260,000









Please note the marker reflects the postcode not the actual property

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Property Ref: LHS119031 - 0005 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 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 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.

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0116 251 4131



william h brown

Leicester@williamhbrown.co.uk



16-18 Halford Street, LEICESTER, Leicestershire, LE1 1JB



williamhbrown.co.uk

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.