







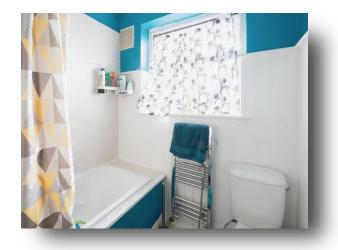


welcome to

Shottery Avenue, Leicester

A three bedroom semi detached property offering an entrance hall, lounge and kitchen/diner, three bedrooms and a bathroom. The property benefits from having a garage at the rear. To the front of the property is off road parking. To the rear of the property is an easy to maintain garden.













Entrance Hall

Door to the front.

Lounge

12' 11" x 11' 3" (3.94m x 3.43m)

Double glazed bay window to the front and radiator.

Kitchen / Diner

17' 7" x 12' 9" (5.36m x 3.89m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob. Double glazed window to the rear and double glazed french doors to the rear.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

12' 4" x 11' 7" (3.76m x 3.53m)

Double glazed bay window to the front and radiator.

Bedroom Two

8' 1" x 7' 1" (2.46m x 2.16m)

Double glazed window to the front and radiator

Bedroom Three

12' 10" x 10' 1" (3.91m x 3.07m)

Double glazed window to the rear and radiator

Bathroom

Double glazed window to the rear, bath, WC, hand wash basin and towel rail.

Garage

The property benefits from having a garage at the rear

Front & Rear Of Property

To the front of the property is off road parking. To the rear of the property is an easy to maintain garden laid to lawn with a decked area.





welcome to

Shottery Avenue, Leicester

- Semi Detached
- Three Bedrooms
- Fitted Kitchen
- Rear Garden
- Garage & ORP

Tenure: Freehold EPC Rating: D

offers over

£235,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS119238



Property Ref: LHS119238 - 0007 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

0116 251 4131



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.