









## welcome to

# **Milverton Avenue, Leicester**

A well presented three bedroom semi-detached house comprising of an entrance hall, lounge, dining room, kitchen, WC/utility room, three bedrooms and a shower room. To the front of the property is off road parking. The rear of the property is a garden laid to lawn with a patio













#### **Entrance Hall**

Door to the front.

#### Lounge

12' 8" x 10' 11" ( 3.86m x 3.33m ) Window to the front and radiator.

## **Dining Room**

11' 11" x 10' 6" ( 3.63m x 3.20m ) With access to the kitchen.

#### Kitchen

16' 4" x 7' 1" ( 4.98m x 2.16m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven, hob and dishwasher. Window to the rear and door to the rear.

### W C / Utility

8' 4" x 6' 4" ( 2.54m x 1.93m )

Window to the side, WC, vanity hand wash basin and storage cupboards.

## **First Floor Landing**

With stairs rising from the ground floor.

#### **Berdroom One**

12' 8" x 10' (3.86m x 3.05m)

Window to the rear and radiator.

### **Bedroom Two**

12' 5" x 10' (3.78m x 3.05m)

Window to the front, fitted wardrobe and radiator.

### **Bedroom Three**

7' 9" x 7' (2.36m x 2.13m)

Window to the front and radiator.

### **Shower Room**

Window to the rear, shower cubicle, WC, hand wash basin and radiator.

## Front & Rear Of Property

To the front of the property is off road parking. The rear of the property is a garden laid to lawn with a patio.





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## **Milverton Avenue, Leicester**

- Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Rear Garden
- Off Road Parking

Tenure: Freehold EPC Rating: D

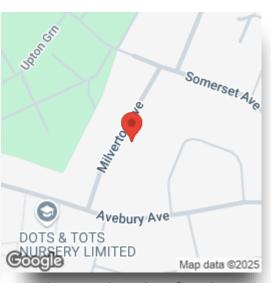
offers over

£290,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/LHS119405



Property Ref: LHS119405 - 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.



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