

**Oxford Avenue, Leicester LE2 1HP** 



## welcome to

# **Oxford Avenue, Leicester**

End-of-terrace property on Oxford Avenue, ideal for cash buyers. This two-bedroom home requires full modernization and offers two reception rooms, a separate kitchen, and a family bathroom. No onward chain and a prime location near Evington Road make it a fantastic investment opportunity.













## Lounge

11' x 11' 4" ( 3.35m x 3.45m ) Window to the front and a radiator,

## **Dining Room**

11' 5" x 10' 8" ( 3.48m x 3.25m ) Window to the rear and a radiator.

#### Kitchen

8' 4" x 5' 1" ( 2.54m x 1.55m ) A radiator, a sink and a window to the rear.

# **Landing Bedroom One**

11'  $\times$  11' 3" (  $3.35m \times 3.43m$  ) A window to the front, a radiator and a storage cupboard.

## **Bedroom Two**

11' 6"  $\times$  10' 7" (  $3.51m \times 3.23m$  ) A window to the rear, a radiator and a storage cupboard.

#### **Bathroom**

A shower cubicle, a WC, a handwash basin, a radiator and a window to the rear.

#### Front & Rear Garden





## welcome to

# **Oxford Avenue, Leicester**

- **End of Terrace**
- **Requires Full Modernisation**
- Two Reception Rooms
- Two Double Bedrooms
- Prime Location Near Evington Road

Tenure: Freehold EPC Rating: D

Council Tax Band: A

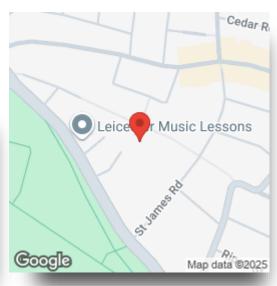
offers over

£90,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS120023



Property Ref: LHS120023 - 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 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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