



Gavin Close, Braunstone Leicester LE3 3UG

welcome to

Gavin Close, Braunstone Leicester

A well-presented detached home on Gavin Close, Thorpe Astley, featuring a reception room, kitchen, conservatory, downstairs toilet, three bedrooms, family bathroom, and a side garage. Ideal for families and first-time buyers



Entrance Hall

Downstairs W/C

Toilet and hand wash basin

Reception Room

14' 6" x 10' 4" (4.42m x 3.15m)

Bay window to side, Window to front and Radiator

Dining Room

12' 9" x 7' 3" (3.89m x 2.21m)

French door to conservatory, Radiator

Kitchen

9' 8" x 6' 11" (2.95m x 2.11m)

Integral oven and hob. Wall and base units, window to front and radiator

Conservatory

12' 1" x 11' 1" (3.68m x 3.38m)

Bedroom One

14' 7" x 11' 2" (4.45m x 3.40m)

Window to side and radiator

Bedroom Two

11' 10" x 8' 2" (3.61m x 2.49m)

Window to side and radiator

Bedroom Three

7' 4" x 6' 1" (2.24m x 1.85m)

Window to front and radiator

Bathroom

18' 7" x 8' 2" (5.66m x 2.49m)

Electric points



view this property online williamhbrown.co.uk/Property/LHS120052



welcome to

Gavin Close, Braunstone Leicester

- Three Bedrooms
- Bright Conservatory
- Side Garage
- Downstairs Toilet
- Convenient Location

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£285,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LHS120052](https://www.williamhbrown.co.uk/Property/LHS120052)



Property Ref:
LHS120052 - 0003

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.



william h brown



0116 251 4131



Leicester@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)