









# welcome to

# Frampton Avenue, Leicester

A three bedroom semi-detached house located in a popular area offering a lounge/diner, kitchen and WC downstairs with three bedrooms, bathroom and separate WC upstairs. The property further benefits from a garage, off road parking and rear garden. Offered for sale with no upper chain













#### **Entrance Hall**

Door to the front and radiator.

#### W C

Window to the side, WC, hand wash basin and radiator.

## **Lounge / Diner**

12' 11" into recess x 23' 8" max ( 3.94m into recess x 7.21m max )

Window to the front and to the rear, fireplace and wooden flooring.

#### Kitchen

10' 7" x 8' 2" ( 3.23m x 2.49m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated fridge freezer. Window to the rear and door to the side.

## **First Floor Landing**

Window to the side

#### **Bedroom One**

11' 6" into wardrobe x 12' 4" ( 3.51m into wardrobe x 3.76m )

Window to the front, fitted wardrobe and radiator.

## **Bedroom Two**

11' 7" into recess x 11'  $\max$  ( 3.53m into recess x 3.35m  $\max$  )

Window to the rear, storage cupboard and radiator

#### **Bedroom Three**

7' 9" into recess x 8' 5" max ( 2.36m into recess x 2.57m max )

Window to the front and radiator

#### **Shower Room**

Window to the rear, corner shower cubicle, hand wash basin, storage cupboard and radiator.

## Separate W C

Window to the side and WC

#### Garage

16' 2" x 7' 10" ( 4.93m x 2.39m ) With window to the side

## **Front & Rear Of Property**

To the front of the property is a driveway. To the rear of the property is an easy to maintain garden.





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# Frampton Avenue, Leicester

- Semi-Detached
- Three Bedrooms
- Rear Garden
- Garage & Off Road Parking
- No Upper Chain

Tenure: Freehold EPC Rating: C

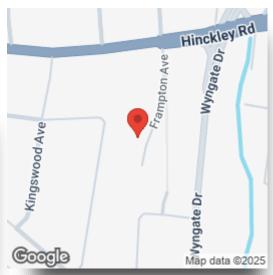
Council Tax Band: B

# £280,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/LHS120243



Property Ref: LHS120243 - 0002 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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