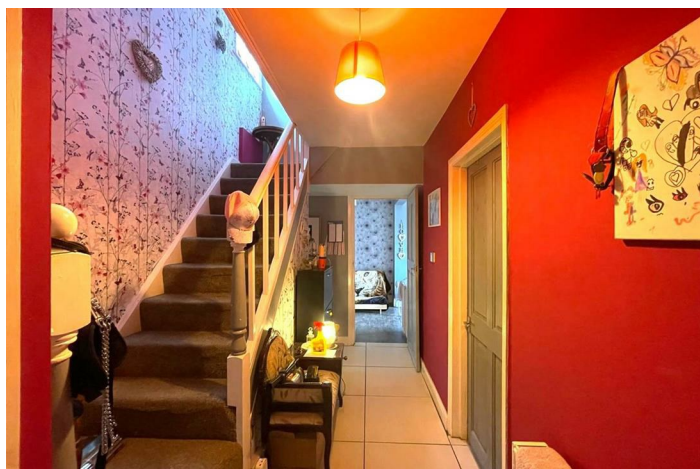
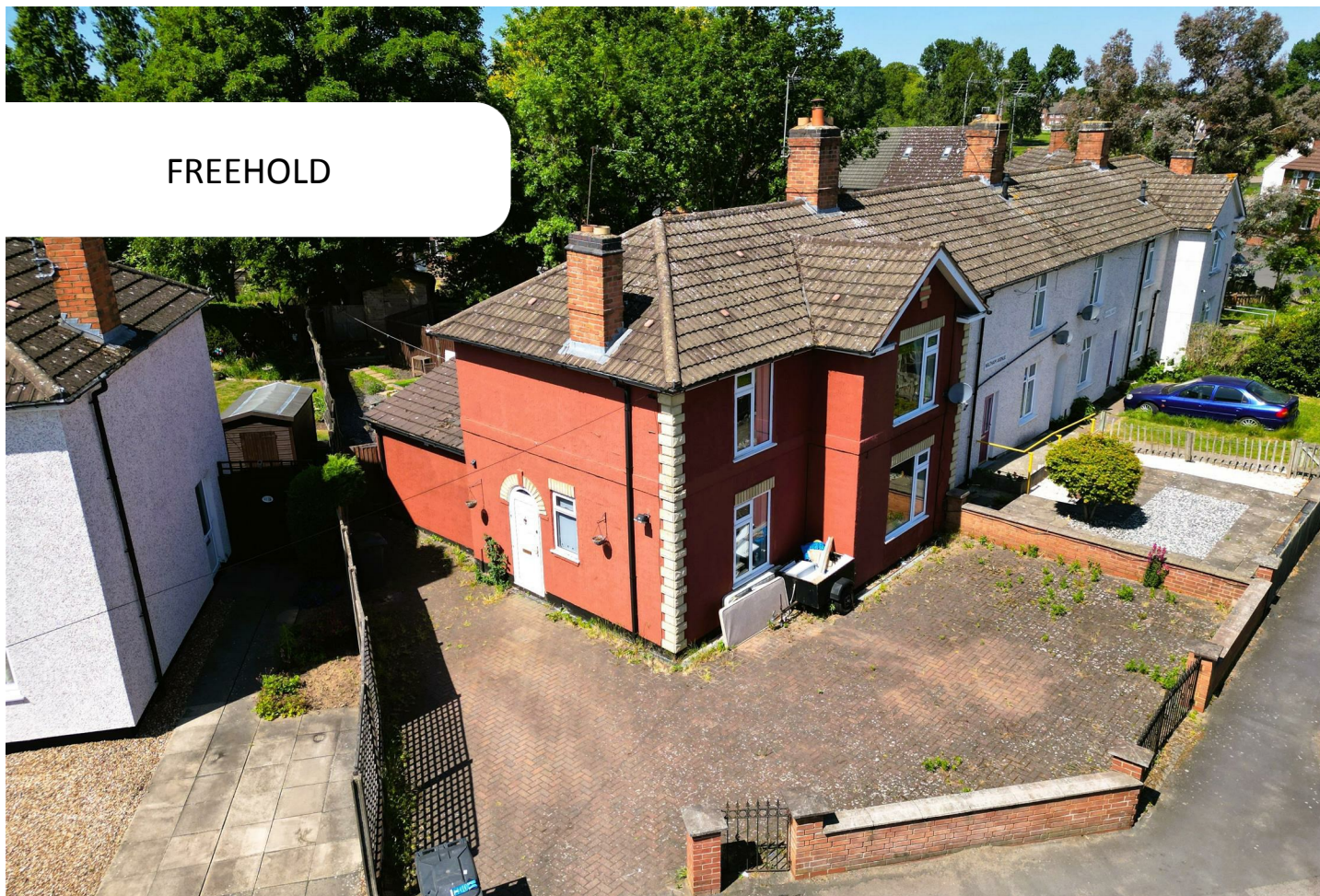


FREEHOLD



House - Semi-Detached (EPC Rating: D)

**35 WALTHAM AVENUE, BRAUNSTONE &
ROWLEY FIELDS, LEICESTER, LE3 1FB**

£270,000



4 Bedroom House - Semi-Detached located in Leicester

**** CORNER PLOT + ENSUITE MASTER BEDROOM ****

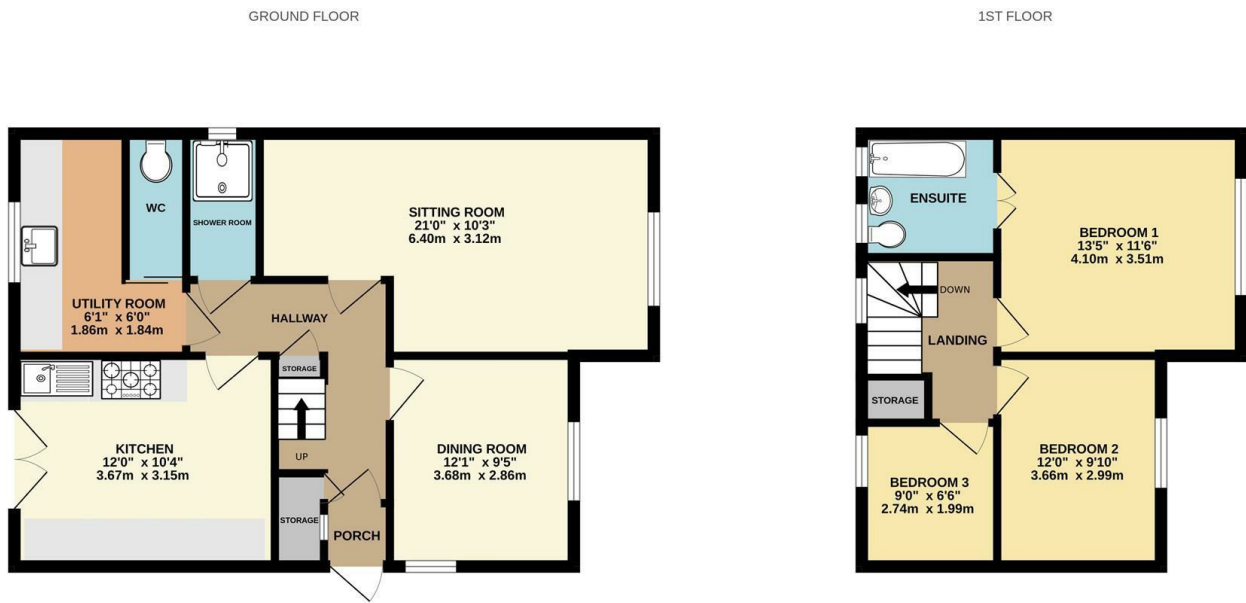
Seths are proud to present this spacious 3 Bedroom Semi-Detached House located on Waltham Avenue, Rowley Fields. Positioned on a generous corner plot, this home is perfect for First Time Buyers.

On the ground floor, the property boasts two large reception rooms, fitted kitchen, utility room, downstairs WC, and a shower room.

Upstairs, you'll find three well-proportioned bedrooms, with the master bedroom benefitting from its own ensuite.

With the property being close to local schools, amenities, excellent access to the motorway and potential to extend (STPP), this is gem should not to be missed!

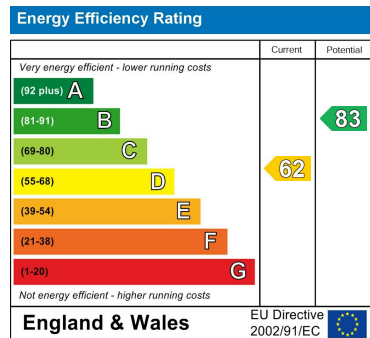
Contact Seths today to arrange your viewing.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A
Energy Performance Graph

Call us on
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.