



**Guthlaxton Avenue, LEICESTER LE2 0SD**



**welcome to**

**Guthlaxton Avenue, LEICESTER**

4 bedroom mid-terraced house with central heating and double glazing. Conveniently located with on-street parking available.



### **Lounge**

13' 6" x 11' 10" ( 4.11m x 3.61m )

Central heating and double glazed window towards the front of the house.

### **Dining Room**

11' 10" x 10' 11" ( 3.61m x 3.33m )

Central heating and double glazed window towards the back of the house.

### **Dowstairs W/C**

W/C and Sink

### **Bedroom 1**

11' 8" x 11' 1" ( 3.56m x 3.38m )

Central heating and double glazed window towards the front of the house.

### **Bedroom 2**

9' x 5' 3" ( 2.74m x 1.60m )

Central heating and double glazed window towards the back of the house.

### **3rd Floor Bedroom 3**

11' 2" x 10' 2" ( 3.40m x 3.10m )

Central heating and double glazed window towards the front of the house.

### **3rd Floor Bedroom 4**

11' 8" x 9' 11" ( 3.56m x 3.02m )

Central heating and double glazed window towards the back of the house.



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**welcome to**

## **Guthlaxton Avenue, LEICESTER**

- 4 spacious bedrooms
- Central heating system
- Double glazing throughout
- Convenient on-street parking
- Mid-terraced

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers over

**£230,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LHS119031 - 0009

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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.



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