

Bradshaw Avenue,Glen Parva Leicester LE2 9PZ

Not for marketing purposes INTERNAL USE ONLY

welcome to

Bradshaw Avenue, Glen Parva
Leicester

- Two Bedrooms
- Fitted Kitchen
- Rear Garden
- Concervatory
- No Onward Chain

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

offers in excess of

£190,000

Beautifully presented two double bedroom mid terrace home offered with no onward chain. Recently redecorated with new flooring throughout, the property features a spacious kitchen/diner, modern re-fitted bathroom, low-maintenance garden and communal parking opposite.



Front Garden
Entrance Hall
Lounge
Kitchen/Diner
Concervatory
Landing
Bedroom 1
Bedroom 2
Bathroom
Rear Garden
Agent Note

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The Property Ombudsman

Property Ref:
OAD109094 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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