



Brookhouse Avenue, Leicester LE2 0JE

welcome to

Brookhouse Avenue, Leicester

Brookhouse Avenue, end-terrace 'Witham House' in a peaceful conservation area on a cobbled street near London Road. Lounge with bay window, dining kitchen, two bedrooms, bathroom, charming front forecourt and rear courtyard

Lounge

Door to the front, sash bay window to the front, log burner and radiator.

Dining Room

Double Glazed window to the rear and radiator.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator. integrated oven, hob and extractor fan. Double glazed window to the side.

First Floor Landing

Loft access.

Bedroom One

Sash window to the front, storage cupboard and radiator.

Bedroom Two

Double glazed window to the rear, storage cupboard and radiator.

Rear Of Property

To the rear of the property is a paved courtyard garden with two brick storage outbuildings.

Bathroom

Double Glazed window to the rear, bath with shower over, WC, hand wash basin and radiator.





view this property online williamhbrown.co.uk/Property/LHS120993



welcome to

Brookhouse Avenue, Leicester

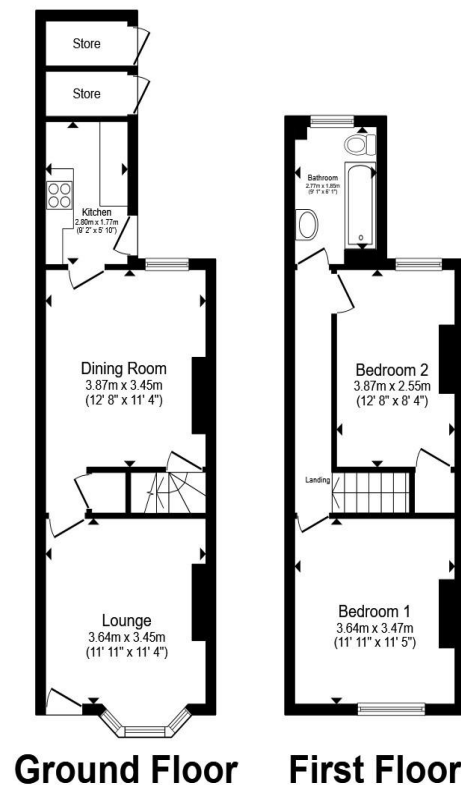
- South Highfields Conservation area
- Front Forecourt and rear courtyard
- End terrace property
- Previous rent £1250 PCM
- Chain Free

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£235,000



Total floor area 72.9 m² (785 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/LHS120993



Property Ref:
LHS120993 - 0006

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