



Waltham Avenue, LEICESTER LE3 1FD

welcome to

Waltham Avenue, LEICESTER

A well-presented three-bedroom home on a corner plot in Braunstone, Leicester. Features a spacious lounge with wooden flooring, a fitted kitchen, generous bedrooms (one with fitted storage), and a modern bathroom. Enjoy the large driveway and private rear garden-ideal for family living.

Entrance Porch

Door to the side.

Entrance Hall

Door to the side.

Lounge

Two windows, fire place, wooden flooring and radiator.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, under stairs storage, radiator, integrated oven and hob. Window to the rear and door to the garden.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

Window to the front, fitted wardrobe and radiator.

Bedroom Two

Window to the front and radiator.

Bedroom Three

Window to the rear and radiator.

Bathroom

Window to the rear, bath, WC, hand wash basin and radiator.

Front & Rear Of Property

To the front of the property is a large driveway providing off road parking. To the rear of the property is a easy to maintain garden.





view this property online williamhbrown.co.uk/Property/LHS120316



welcome to

Waltham Avenue, LEICESTER

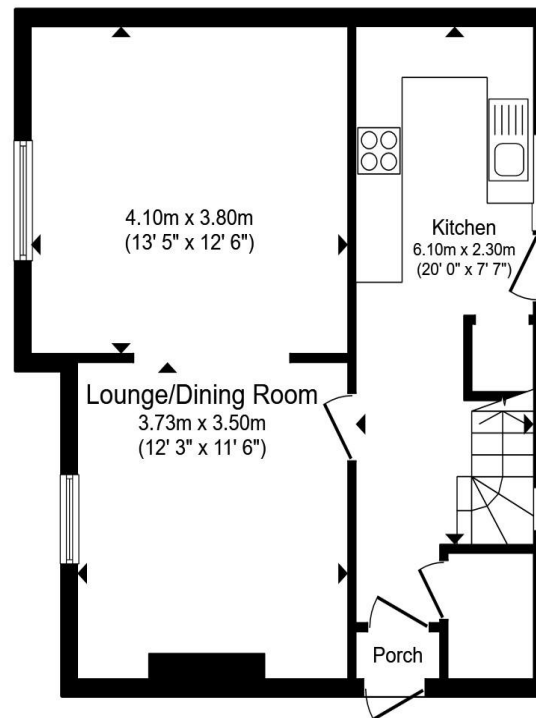
- Corner plot location
- Spacious wooden-floored lounge
- Fitted kitchen
- Generous bedrooms
- Large driveway & rear garden

Tenure: Freehold EPC Rating: D

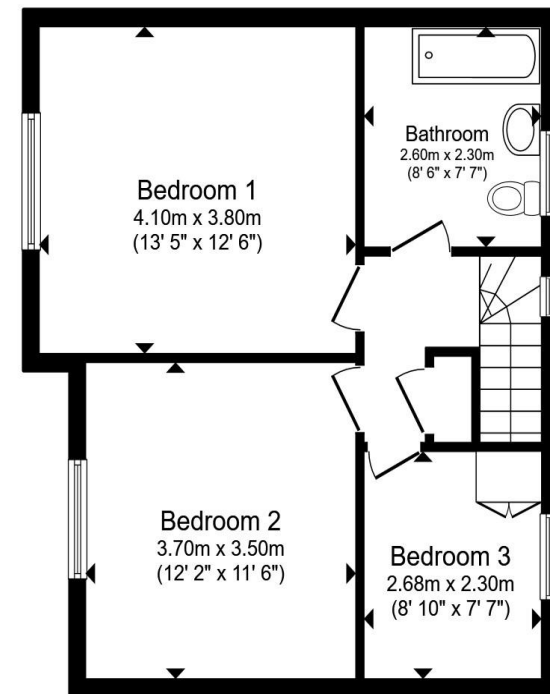
Council Tax Band: A

offers over

£220,000



Ground Floor



First Floor

Total floor area 95.3 m² (1,026 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/LHS120316



Property Ref:
LHS120316 - 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