

Westmeath Avenue,Leicester LE5 6SR

william h brown

welcome to

Westmeath Avenue, Leicester

A four-bedroom semi-detached family home conveniently positioned close to local amenities, places of worship and excellent transport links, the property offers well-proportioned accommodation, a garage, off-road parking and ideal living space for growing families.

Entrance Hall
Door to the front and wooden flooring.

Lounge
Bay window to the front, radiator and carpeted.

Dining Room
Wooden flooring and under floor heating.

Kitchen
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, under floor heating, tiled flooring, integrated oven, hob, microwave and dishwasher. Window to the rear.

Bedroom Four
Window to the rear, window to the side, radiator and wooden flooring.

Shower Room
Window to the rear, shower cubicle, WC, vanity hand wash basin and fully tiled.

First Floor Landing
Loft access

Bedroom One
Window to the front, radiator and carpeted.

Bedroom Two
Window to the rear, radiator and carpeted.

Bedroom Three
Window to the front, radiator and carpeted.

Shower Room
Window to the rear, shower cubicle, WC, vanity hand wash basin, fully tiled and towel radiator.

Garage
With double doors to the front.

Front & Rear Of Property
To the front of the property is a driveway leading to the garage. To the rear of the property is an easy to maintain garden laid to lawn with a blocked paved area.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Westmeath Avenue, Leicester

- Four-bedroom Semi Detached
- Popular Location
- Close to Local Amenities
- Near to Places of Worship
- Well Connected Via Road & Transport Links

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

offers over

£375,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS121354

The Property Ombudsman

Property Ref:
LHS121354 - 0002

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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