



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.



view this property online williamhbrown.co.uk/Property/LHS119031



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

£225,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS119031



Property Ref:
LHS119031 - 0014

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