





Wellgate Avenue,Birstall Leicester LE4 3HR

william h brown

welcome to

Wellgate Avenue, Birstall Leicester

Two-bedroom detached bungalow on sought-after Wellgate Avenue, Birstall. Offered with no chain and requiring modernisation, the property benefits from a generous garden, garage, ample off-road parking and excellent potential throughout.

Entrance Porch
Door to the front.

Entrance Hall
Door to the front.

Lounge
Patio door leading to the garden, electric fire and carpeted.

Kitchen
Wall and base units with work surfaces over, sink drainer unit, boiler cupboard and space for appliances. Door to the rear.

Bedroom One
Double glazed window to the side, fitted wardrobes and carpeted.

Bedroom Two
Double glazed window to the front, fitted wardrobes and carpeted.

Wet Room
Double glazed window to the rear, shower, WC and had wash basin.

Front & Rear Of Property
To the front of the property is a small garden and a driveway providing off road parking. To the rear of the property is an easy to maintain garden.

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.









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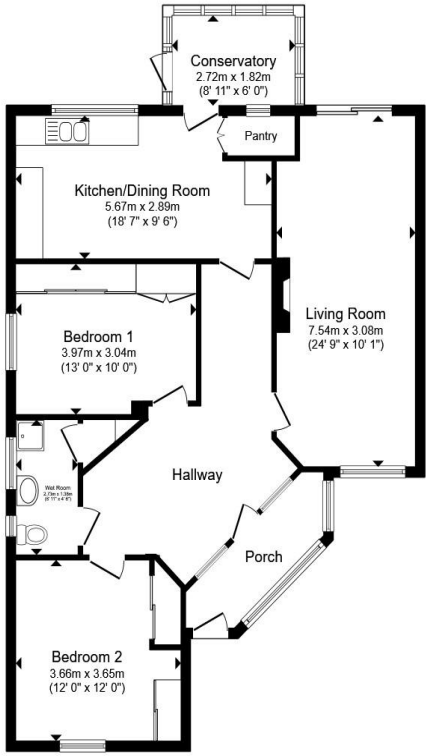
Wellgate Avenue, Birstall Leicester

- Detached Bungalow
- Two Bedrooms
- Requires Modernisation Throughout
- Generous Garden, Garage & Driveway Parking
- No Upward Chain

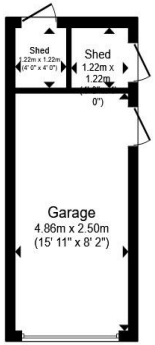
Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers over

£335,000



Floor Plan



Outbuilding

Total floor area 109.1 m² (1,174 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

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The Property Ombudsman

Property Ref:
LHS121317 - 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.

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