





Merton Avenue,Leicester LE3 6BF

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welcome to

Merton Avenue, Leicester

A charming Victorian end-terrace home situated in a quiet cul-de-sac location. Offering a bay-fronted lounge, separate dining room, fitted kitchen, ground floor WC, three bedrooms, family bathroom, and a private rear courtyard with outbuilding. Ideally located to local amenities and transport links.

Entrance Hall
Door to the front, wooden flooring and radiator.

Lounge
Bay window to the front, wooden flooring and radiator.

Dining Room
French doors to the rear and wooden flooring.

Kitchen
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, under stairs storage, radiator and space for appliances. Window and door to the side.

W C
Window to the side, WC, vanity hand wash basin and heated towel rail.

First Floor Landing
With stairs rising from the ground floor and radiator.

Bedroom One
Window to the front, fitted wardrobes and radiator.

Bedroom Two
Window to the rear and radiator.

Bedroom Three
Window to the rear and radiator.

Bathroom
Window to the side, bath with shower over, WC and vanity hand wash basin.

Rear Of Property
To the rear of the property is a private courtyard. An outbuilding provides additional storage.

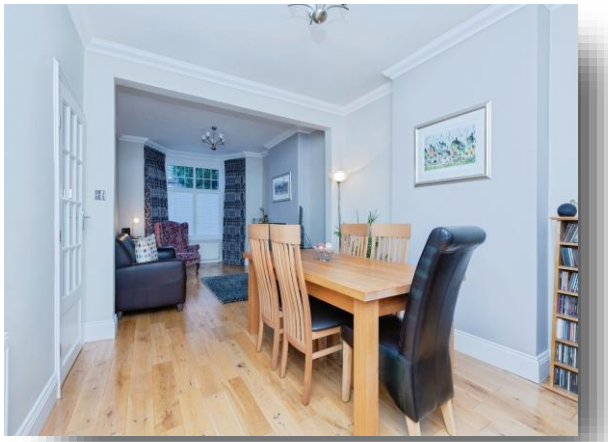
Agents Note One
The vendor has advised that the property has been under pinned due to historic subsidence. Any prospective buyer is advised to clarify this information with their legal representative.

Agents Note Two
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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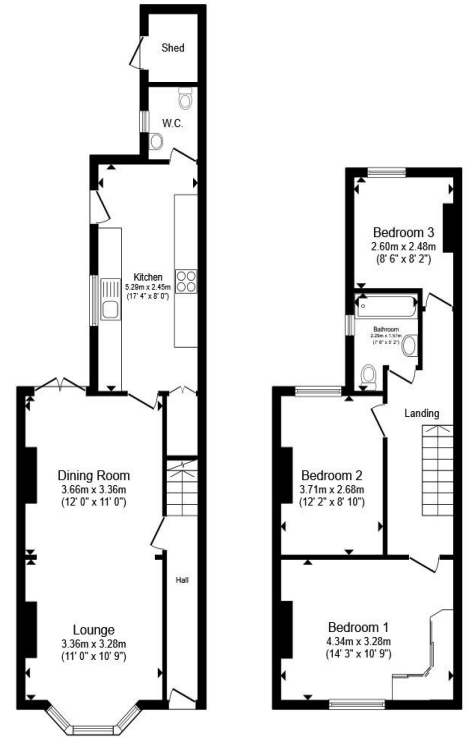
Merton Avenue, Leicester

- Victorian End-Terrace Home
- Bay-Fronted Lounge
- Three Well-Proportioned Bedrooms
- Private Rear Courtyard
- Cul-De-Sac Location Near Amenities

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

offers in the region of

£230,000



Total floor area 94.9 m² (1,021 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:
LHS121400 - 0004

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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