



Merton Avenue, Leicester LE3 6BF

welcome to

Merton Avenue, Leicester

A spacious townhouse on Merton Avenue, just off Glenfield Road, featuring a versatile reception room/bedroom, lounge, fitted kitchen, ground floor bathroom, three first-floor bedrooms, a further bathroom, and a private rear courtyard.

Entrance Hall

Door to the front and radiator.

Lounge

Bay window to the front, radiator and carpeted.

Dining Room

Window to the rear, radiator and carpeted.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, panelled roof, radiator, integrated oven and hob. Window to the rear and two windows to the side.

Shower Room

Window to the side, shower cubicle, WC, vanity hand wash basin, radiator towel rail and fully tiled.

First Floor Landing

Loft access.

Bedroom One

Window to the front, radiator and carpeted.

Bedroom Two

Window to the rear, integrated storage, radiator and carpeted.

Bedroom Three

Window to the rear, radiator and carpeted.

Bathroom

Window to the side, bath with shower over, WC, hand wash basin, radiator towel rail and fully tiled.





view this property online williamhbrown.co.uk/Property/LHS121168



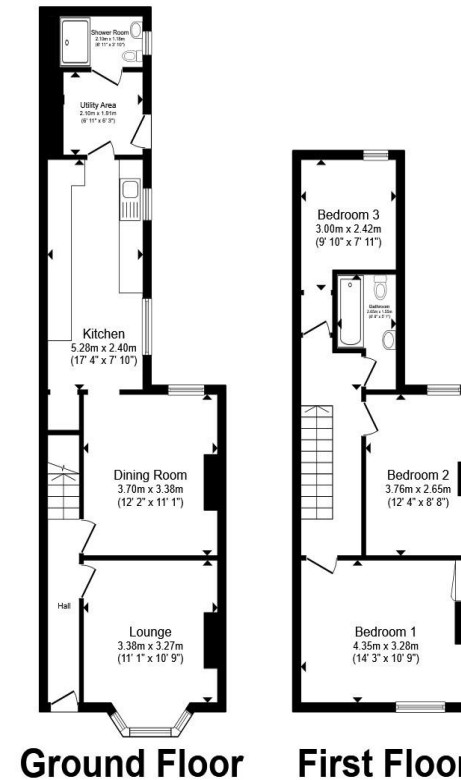
welcome to

Merton Avenue, Leicester

- Townhouse
- Three/ Four Bedrooms
- Two Bathrooms
- Off Glenfield Road
- Private Courtyard

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

offers over
£240,000



Total floor area 94.9 m² (1,022 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/LHS121168



Property Ref:
LHS121168 - 0003

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