



106 Rowanberry Avenue, Braunstone, Leicester, LE3 6PQ

Offered to the market with no upward chain, this spacious two-bedroom end townhouse presents an excellent opportunity for first-time buyers, investors or those looking to put their own stamp on a well-proportioned home.

Whilst the property would now benefit from a degree of updating, it offers generous accommodation and excellent potential throughout.

- Porch & entrance hall • spacious through lounge • breakfast kitchen • two generously sized double bedrooms • wet room • small front forecourt • low-maintenance rear garden with timber shed • freehold • EPC - C

Location

The property's location provides good access to Leicester city centre with its professional quarters and mainline railway station, Fosse retail park and the associated M1/M69 motorway networks.

Accommodation

The property is entered via a uPVC and part glazed porch with an inner door into an entrance hall, where a useful walk-in storage cupboard provides practical everyday storage. The spacious through lounge enjoys a feature fireplace and has a window to the front and double doors opening directly onto the rear garden, creating an abundance of natural light and an ideal space for both relaxing and entertaining.

The refitted breakfast kitchen has a range of contemporary eye and base level units and drawers with marble effect preparation surfaces, incorporating a stainless steel sink with mixer tap, integrated electric fan oven, integrated fridge and space and plumbing for a washing machine. A door provides direct access to the rear garden.

To the first floor, the landing gives access to two generously sized double bedrooms. The principal bedroom benefits from two built-in storage cupboards, one of which houses the Worcester wall-mounted boiler. Completing the accommodation is the bathroom, fitted as a wet room with a low-level WC, wash hand basin and electric shower.

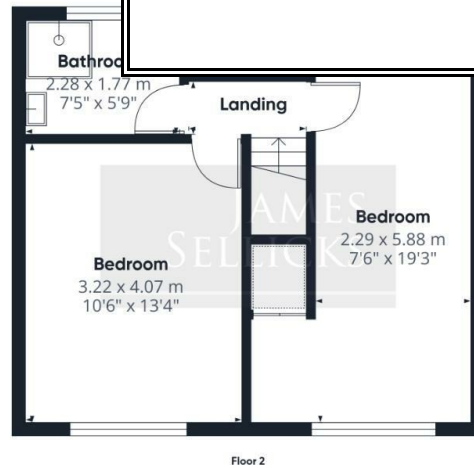
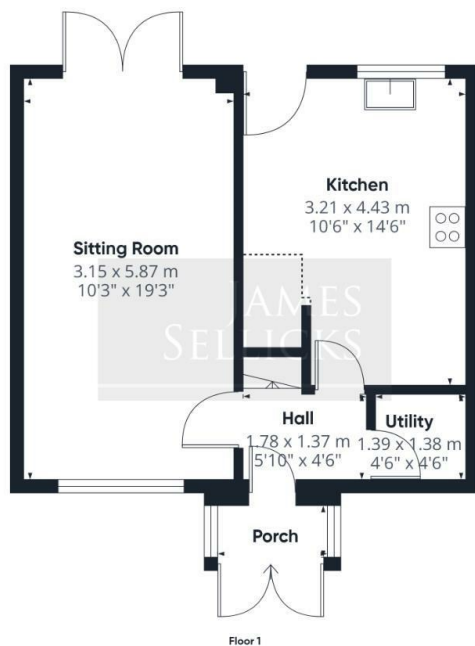
Outside

The property enjoys a small forecourt to the front, whilst to the rear is a low-maintenance paved garden with a timber shed, providing an ideal outdoor space requiring minimal upkeep.



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Total Approx Gross Internal Floor Area 796.00 sq ft
Measurements are approximate. Not to scale. For illustrative purposes only.



DIRECTIONAL NOTE

Approximate total area²
74 m²
796 ft²

Reduced headroom
1.2 m²
13 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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