



JAMES
SELLICKS

34 Avon Road

BRAUNSTONE, LEICESTER

34 Avon Road
Braunstone
Leicester
LE3 3AA

Offered with no upward chain, an immaculately presented, four bedroom, two bathroom semi-detached family home located on a particularly deep plot.

Recessed porch • entrance hall • sitting room • living kitchen • three bedrooms • refitted bathroom • second floor attic bedroom four • en-suite shower room • driveway • deep, lawned gardens • EPC - D

Location

The location gives particularly good access to the M1/M69 motorway networks, together with the nearby Fosse retail Park (out of town shopping centre) providing a wide range of shopping outlets and also the Meridian leisure complex, all within close proximity.

Accommodation

A composite front door leads into an entrance hall with oak flooring housing the stairs to the first floor with an understairs storage cupboard beneath. The sitting room has a tiled fireplace with a gas living flame effect fire, stripped floorboards and a uPVC double glazed bay window to the front elevation. The open plan living kitchen has stripped and tiled flooring and boasts a range of eye and base level units and drawers with ample preparation surfaces, a stainless steel sink and drainer unit, a Bosch oven with four-ring gas hob and stainless steel/glass canopy extractor over, integrated dishwasher, fridge-freezer and further freezer, plumbing for automatic washing machine, a window and double doors to the rear garden.

To the first floor is a landing with a window to the side. The master bedroom has built-in wardrobes and a uPVC double glazed bay window to the front elevation. Bedroom two has a uPVC double glazed window to the rear, tiled fireplace and a built-in cupboard housing the Worcester combination boiler. Bedroom three has a uPVC triangular bay window to the front. A refitted bathroom provides a white three piece suite comprising low flush WC, trough wash hand basin with drawers under and a bath with a fixed head shower over, heated towel rail and a uPVC double glazed window to the rear.





To the second floor a landing leads to bedroom four, having a built-in wardrobe with shelving to the side, a uPVC double glazed window to the rear elevation and an en-suite shower room providing a three piece suite comprising low flush WC, pedestal wash hand basin and a shower cubicle.

Outside

To the front of the property is a buff stone and block paved driveway providing ample car standing. To the rear of the property is a large, decked seating area, deep lawned gardens with a further paved patio area to the rear and an aluminium storage shed.

Tenure: Freehold

Local Authority: Blaby District Council

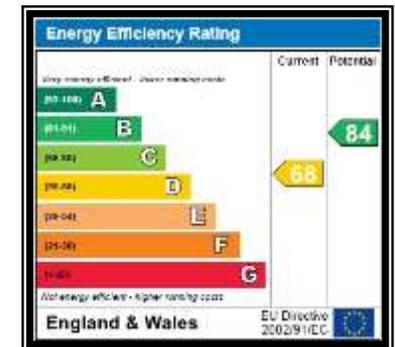
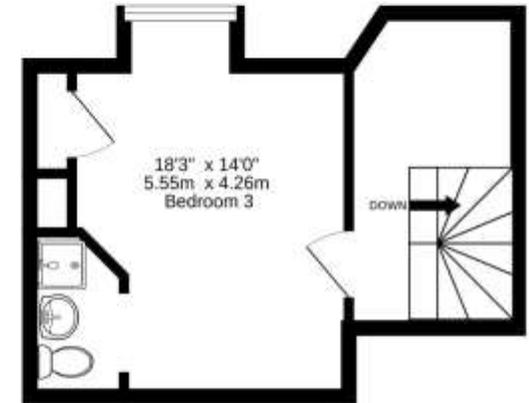
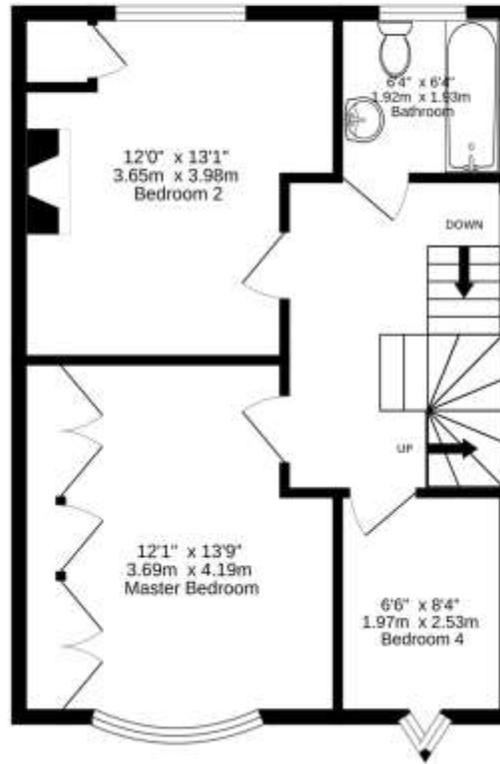
Tax Band: B

Satnav Information

Property postcode LE3 3AA, house number 34







34 Avon Road, Braunstone, Leicester, LE3 3AA

Total Approximate Gross Internal Floor Area = 1292 SQ FT / 120 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.

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Measures 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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