



## Broad Avenue, , Leicester, LE5 4PU

- Three Bedroom Townhouse
- Extended fitted Kitchen
- Family Shower room
- External cladded Insulation, Gas central hetaing and Double Glazing
- Ideal First Time Buyer or Family Home

- Lounge and dining room
- Off Road Parking
- Generous garden
- 360 Virtual Tour
- Excellent location for access to the City, General Hospital, local shops, Schools and amenities

**£280,000**





# Broad Avenue, , Leicester, LE5 4PU

## DESCRIPTION

Nestled on Broad Avenue in Leicester, this charming semi-detached house is an ideal family home, offering both comfort and convenience. With three well-proportioned bedrooms, this property is perfect for those seeking a spacious living environment. The open plan lounge-dining room creates a warm and inviting atmosphere, ideal for family gatherings or entertaining guests. The modern, style extended fitted kitchen is a delightful space for culinary enthusiasts.

The property also features a downstairs WC and a wet room-shower room to the first floor, adding to the practicality of the home. The enclosed garden provides a private outdoor space, with potential for further extension, allowing you to personalise it to your liking. Off-road parking at the front ensures that you have easy access to your vehicle, while the accessible lift access to the front door enhances convenience for all residents.

The location is particularly advantageous, being just a stone's throw away from the General Hospital and offering excellent access to the city centre. Local amenities, schools, and parks are within easy reach, making this home a wonderful choice for families and professionals alike. The friendly community atmosphere in the area adds to the appeal, providing a welcoming environment for new residents.

This semi-detached house is not merely a property; it is a place where memories can be created.

Whether you are looking to settle down or invest in a promising opportunity, this home presents a fantastic option in the heart of Leicester. Do not miss the chance to view this home to find out more and arrange your viewing, call your local Hunters estate agent Wigston, so you can envision the possibilities it holds for you and your family.

A 360 Virtual tour is available to help you explore this lovely home from the comfort of your own space.

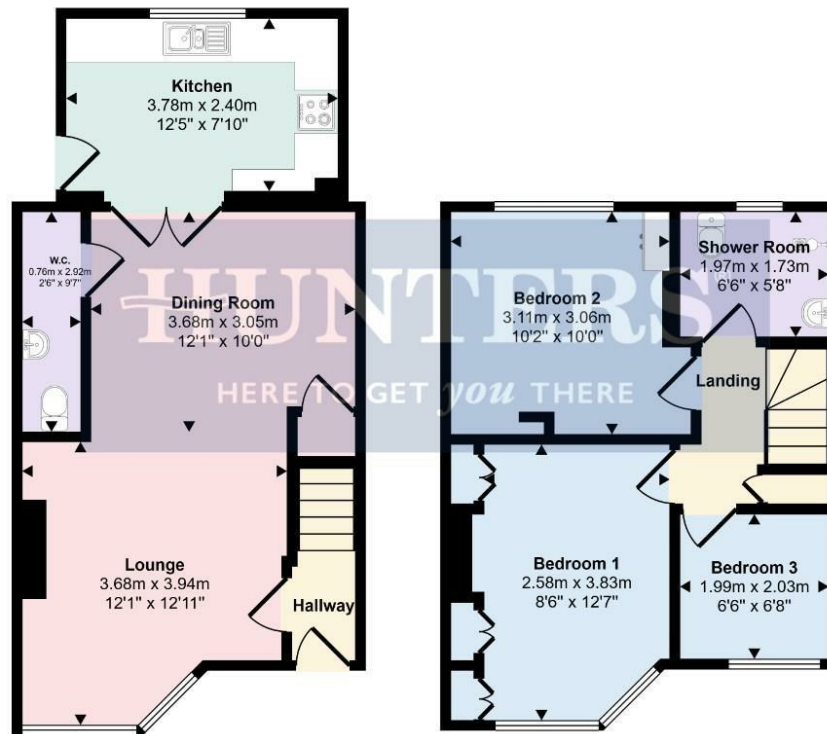








Approx Gross Internal Area  
75 sq m / 808 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

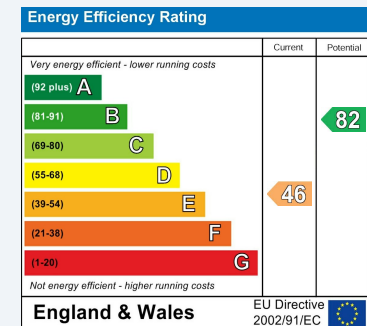
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.