



Willow Brook Road Leicester, Leicester, LE5 0FF

Asking Price: £235,000

To be advised

Willow Brook Road Leicester, 106 Willow Brook Road, Leicester, LE5 0FF

Positioned on a prominent corner plot in the heart of LE5, this spacious two-bedroom end-terrace property presents an excellent opportunity for both investors and first-time buyers. Offering generous internal accommodation with scope for improvement, the home is currently tenanted and generating rental income, making it a strong buy-to-let investment, while also holding fantastic potential for personalisation.

Internally, the property comprises a bright dual-aspect living room with large windows flooding the space with natural light. A separate kitchen to the rear provides direct access to the courtyard-style garden and features both fitted base and wall units. Upstairs, two generously sized bedrooms offer versatile living arrangements, complemented by a well-proportioned family bathroom with full-size bath and overhead shower.

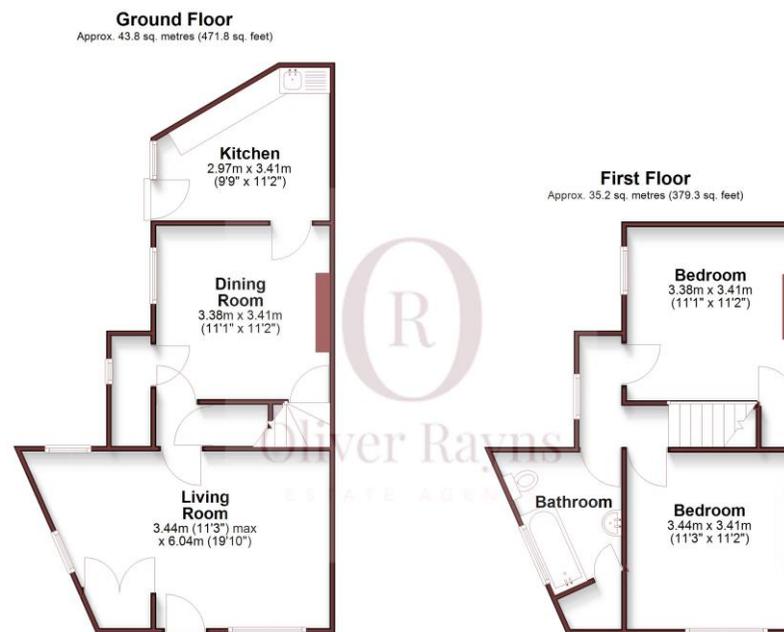
Outside, the home benefits from a walled rear yard ideal for low-maintenance use, with space for outdoor seating or utility storage. The end-of-terrace position offers added privacy and a strong street presence, while on-street parking is readily available.

Located in a well-connected part of Leicester, the property is within walking distance of local shops, schools, and public transport links, with the city centre just a short drive away.

Viewings by appointment only through the sole agent Oliver Rayns

Postcode for Sat Nav: LE5 0FF

- To be advised
- Scope for modernisation and value enhancement
- Currently tenanted – investment potential
- Corner plot location
- Two double bedrooms
- End-terrace with excellent natural light
- Bright living room with large front windows
- Fitted kitchen with access to rear courtyard
- Upstairs family bathroom
- Close to schools, shops and transport links



Total area: approx. 79.1 sq. metres (851.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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