



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.

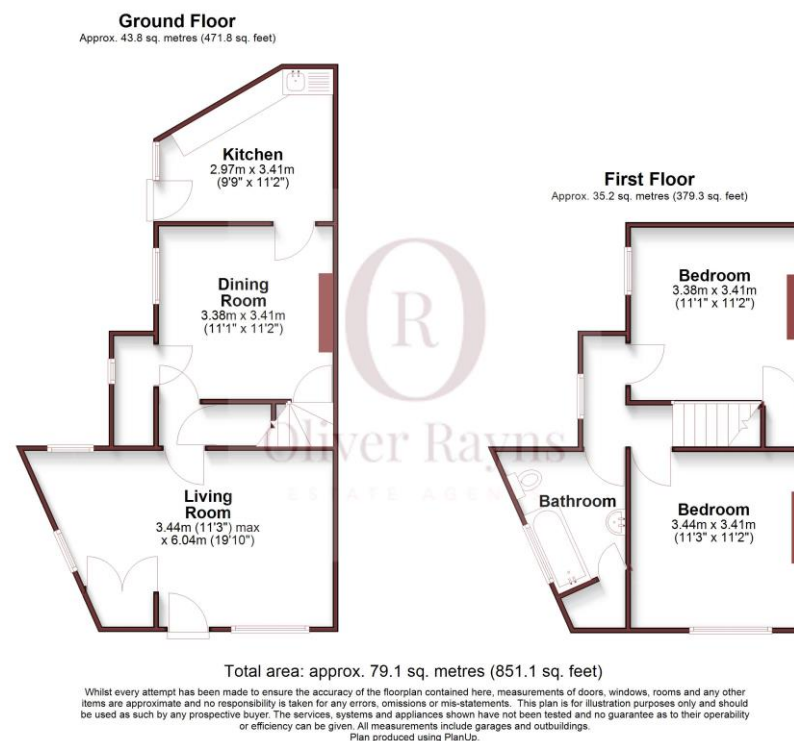
Outside, the home benefits from a walled rear yard ideal for low-maintenance use, with space for outdoor seating or utility storage. The end-of-terrace position offers added privacy and a strong street presence, while on-street parking is readily available.

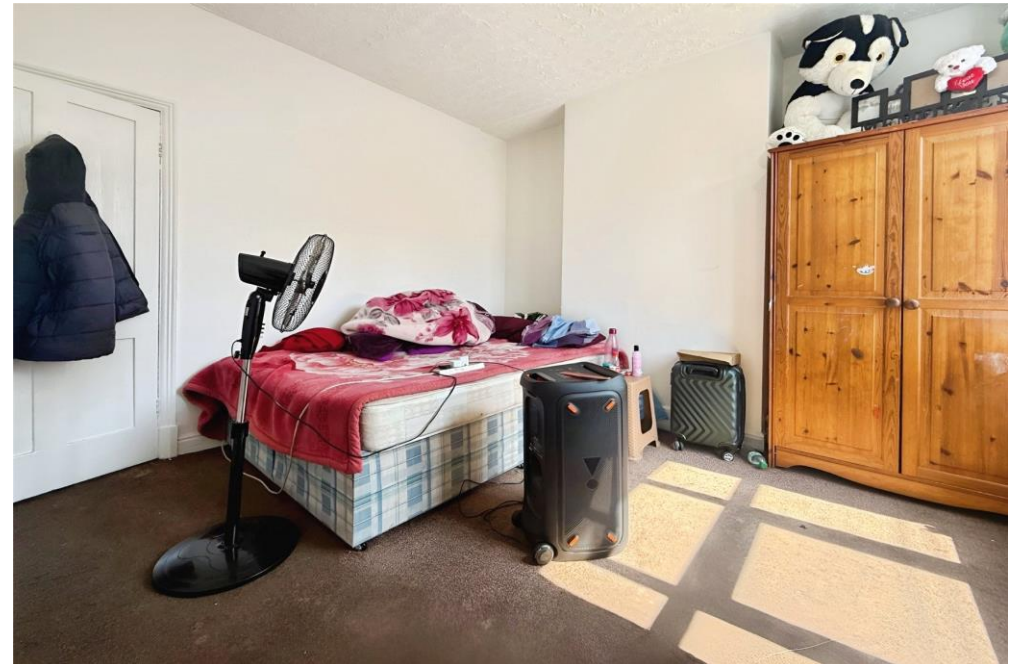
Located in a well-connected part of Leicester, the property is within walking distance of local shops, schools, and public transport links, with the city centre just a short drive away.

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







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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Disclaimer

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