



Meadowsweet Road, Hamilton, Leicester, LE5

2  1  1  C 

Sell MyHomeTM
.co.uk



- Corner plot
- Nearby highly-regarded schools
- Fantastic first-time buy
- Cul-de-sac location
- Front & rear garden
- Off-street parking for up to three cars
- Close to local amenities and shops
- **DISCLAIMER:** the Estate Agents Act 1979

SellMyHome is pleased to present this charming two-bedroom semi-detached property located on Meadowsweet Road in Hamilton, Leicester.

Situated on a corner plot, the property offers off-street parking for up to three vehicles and features both a front and rear garden.

Upon entering, you'll be greeted by an entrance hall leading into a spacious living room at the front and a well-equipped kitchen at the rear.

Upstairs, you'll find two bedrooms and a recently refurbished bathroom, making it an ideal option for first-time buyers or buy-to-let investors.

The property is ideally located near local amenities, including Tesco Superstore, and is within close proximity to excellent schools such as Keyham Lodge and Kestrel Mead Primary Academy.

Contact SellMyHome today to arrange your viewing appointment!

Tenure: Freehold
Council Tax Band: B

DISCLAIMER:

As per the Estate Agents Act 1979 and in compliance with the relevant regulations, we wish to disclose that the property being sold is owned by a member of our staff or agent, specifically SellMyHome. This disclosure is provided in accordance with legal requirements to ensure transparency and avoid any potential conflicts of interest.

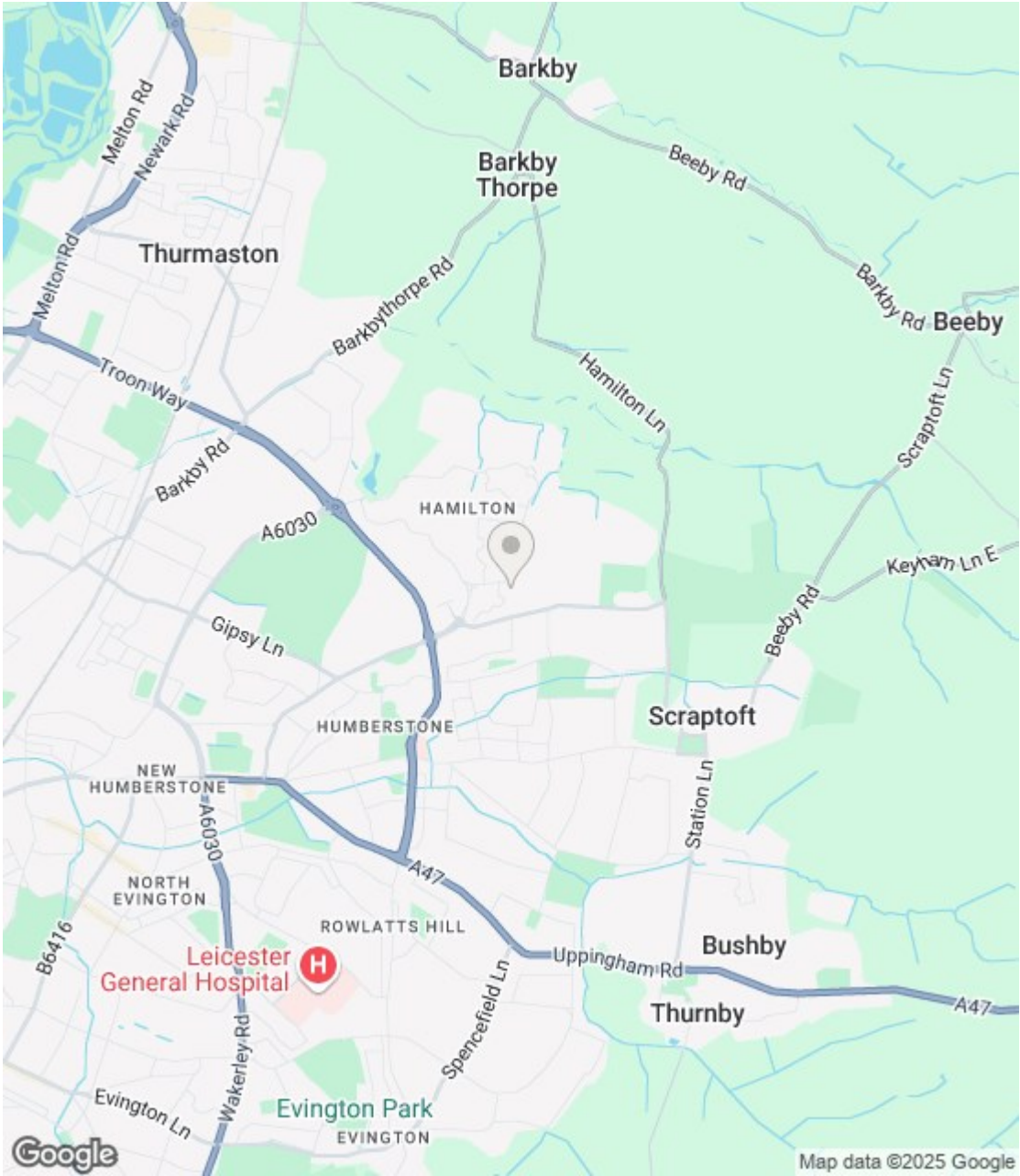
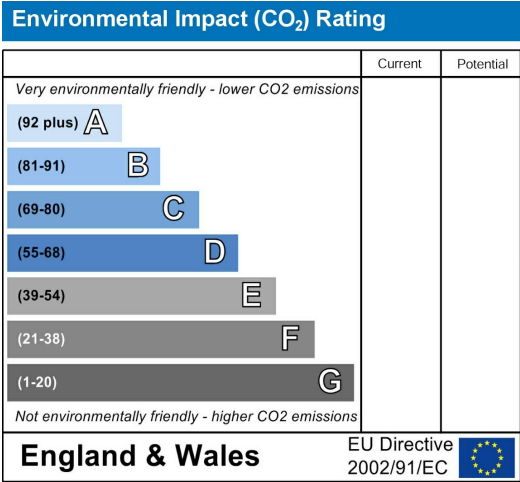
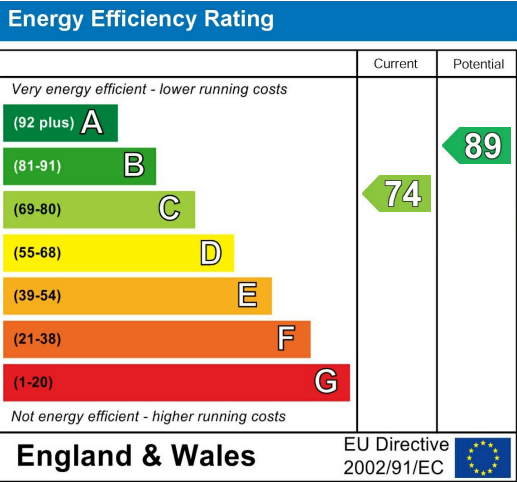
SellMyHome is acting as both the seller and the agent in this transaction. Any potential buyers should be aware that the agent may have a personal interest in the sale. We encourage all prospective buyers to independently verify all property details and obtain independent legal advice before proceeding with any offers.

This disclosure does not affect the validity of the sale process or any legal rights under UK property law. If you have any concerns or require further clarification, please do not hesitate to contact us.

Offers Over: £220,000

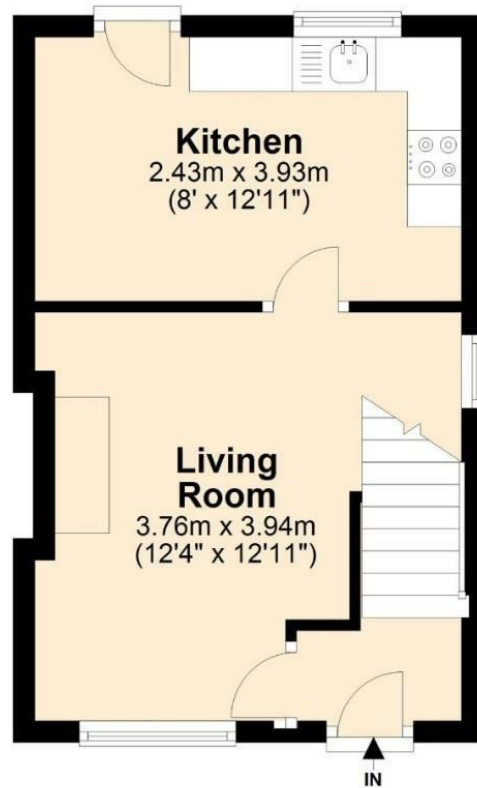






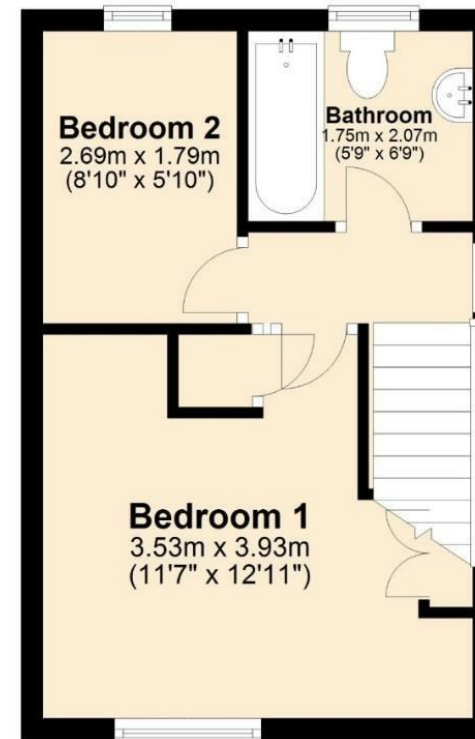
Ground Floor

Approx. 24.4 sq. metres (262.8 sq. feet)



First Floor

Approx. 25.0 sq. metres (268.7 sq. feet)



Total area: approx. 49.4 sq. metres (531.4 sq. feet)

(1) MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The description, measurements & specifications indicated have been approved by the Vendor, for guidance only and as such must be considered incorrect. While every effort has been made to ensure the accuracy of the information provided, we cannot be held responsible for any errors or omissions. Potential buyers are advised to recheck measurements before committing to any expense. (4) We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. (5) Financial Advice: Any financial information or advice provided in this brochure is not intended as financial or legal advice. We recommend that you seek independent financial and legal advice before making any decisions regarding property transactions. (6) Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. Energy Performance Certificates are available upon request. EPC ratings and related details are accurate as of the date of publication, but may change over time. (7) We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. (8) Subject to Availability: All properties and prices are subject to availability and may be withdrawn or amended without notice. We do not guarantee the continued availability of any property listed in this brochure. (9) Third-Party Services: Any references to third-party services, such as solicitors, surveyors, or financial advisors, are for information only. We do not endorse or recommend any particular service provider. (10) Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. (11) Viewing Arrangements: Viewings of properties are by appointment only and should be arranged through the estate agent. (12) Legal Information: Buyers should verify all legal and planning details with the relevant authorities and professionals before proceeding with a purchase.