

FOR SALE

Browning Street Leicester LE3 0JJ



ASKING PRICE: £220,000

- A Superb & Newly Refurbished Terraced House Ideal For First Time Buyers or Investors
- Located Off Narborough Road, Near To Leicester City Centre
- Newly Fitted Kitchen, Shower Room, Carpets, Windows & Boiler
- Entrance Hall, 2 Reception Rooms, Fitted Kitchen & Shower Room
- 3 Bedrooms & WC
- Rear Enclosed Garden With a Private & Sunny Outlook
- Offered With No Chain



Location

This property is located on Browning Street, off Narborough Road and within the popular area of Westcotes. The property benefits from being in close proximity many amenities, eateries, supermarkets, health centres and is within walking distance to Leicester City Centre and much more. The area is serviced by frequent transport links to and from areas of Leicester.

Description

An impressive and recently refurbished, terraced house with a bright and airy feel. The property briefly comprises; entrance hall, 2 reception rooms, newly fitted kitchen and ground floor shower room, 3 bedrooms and WC. Externally, a rear enclosed garden with a private and sunny outlook. The property benefits from new carpets and windows throughout, new electrics and a new boiler.

Accommodation

All measurements are approximate:

Entrance Hall

Door to front, radiator, power points, pendant light fitting.

Reception Room 1 - 11' 1" x 8' 10" (3.38m x 2.69m)

Double glazed window to front, radiator, power point, pendant light fitting.

Reception Room 2 - 12' 3" x 12' 0" (3.73m x 3.65m)

Double glazed window to rear, stairs to first floor, radiator, power points, pendant light fitting.

Kitchen

Door to side, double glazed window to side, newly fitted kitchen with wall mounted units, base units, and drawers, four burner gas hob with extractor fan over, electric oven, stainless steel sink with hot and cold mixer tap, tile splashback surrounds, boiler, power points, pendant light fitting.

Shower Room

Newly fitted shower room with double glazed window to side, shower cubicle, low level WC, pedestal wash hand basin with hot and cold mixer tap, radiator, pendant light fitting.

First Floor Landing

Access to loft.

Bedroom 1 - 11' 1" x 11' 1" (3.38m x 3.38m)

Double glazed window to front, radiator, power points, pendant light fitting,

Bedroom 2 - 12' 1" x 8' 1" (3.68m x 2.46m)

Double glazed window to rear, airing cupboard, radiator, power points, pendant light fitting.

Bedroom 3 - 9' 3" x 6' 3" (2.82m x 1.90m)

Double glazed window to rear, radiator, power points, pendant light fitting.

WC

Low level WC, wash hand basin with hot and cold mixer taps and tile splashback surrounds, pendant light fitting.

Outside

Rear enclosed garden with a private and sunny outlook.

Tenure

Freehold

EPC

Band C.

Council Tax

The property falls within Band A.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

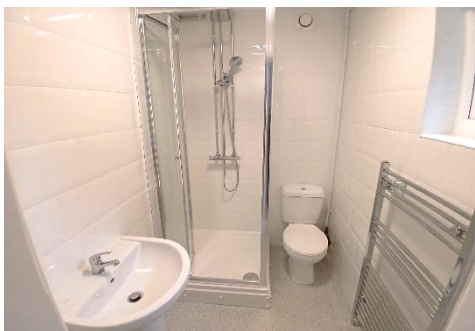
Leicester City Council.

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Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

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