



**Bruce Street, Leicester LE3 0AF**

**welcome to**

**Bruce Street, Leicester**

A three bedroom mid terraced located in a popular area. The property comprises of a lounge, dining room, kitchen and a shower room downstairs with three bedrooms upstairs. To the rear of the property is an easy to maintain garden. Ideal first time or investment purchase





**Ground Floor**

**First Floor**

**Lounge**  
10' 11" x 11' 3" ( 3.33m x 3.43m )

**Dining Room**  
11' x 12' 3" ( 3.35m x 3.73m )

**Kitchen**  
13' x 5' 10" ( 3.96m x 1.78m )

**Shower Room**

**First Floor Landing**

**Bedroom One**  
10' 11" x 11' 2" ( 3.33m x 3.40m )

**Bedroom Two**  
12' 4" x 8' ( 3.76m x 2.44m )

**Bedroom Three**  
5' 9" x 12' 8" ( 1.75m x 3.86m )

**Rear Of Property**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Bruce Street, Leicester

- Mid Terraced
- Three Bedrooms
- Two Reception Rooms
- Rear Garden
- Ideal First Time/Investment Purchase

Tenure: Freehold EPC Rating: D

offers over

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LHS117221 - 0013

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