



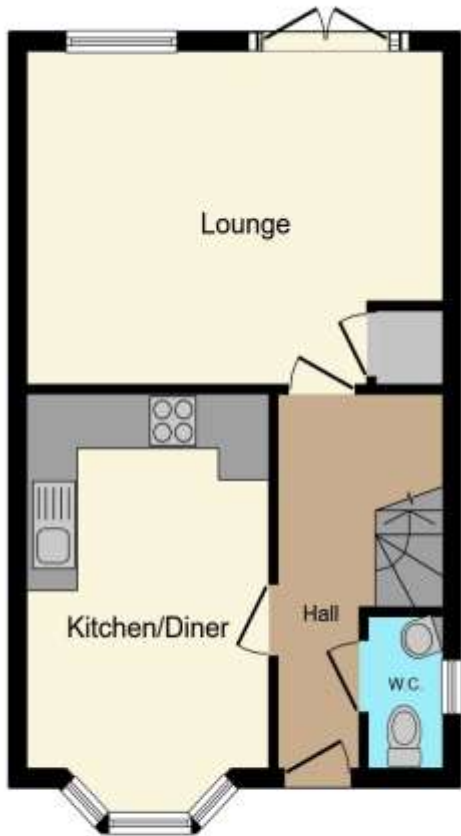
Mundesley Road, Hamilton Leicester LE5 1WB

welcome to

Mundesley Road, Hamilton Leicester

William H Brown are delighted to present for sale this four bedroom, semi-detached family home spread over three floors and located in the sought after location of Hamilton, Leicester. The property is ideally located for an excellent array of amenities including local shops and supermarkets.

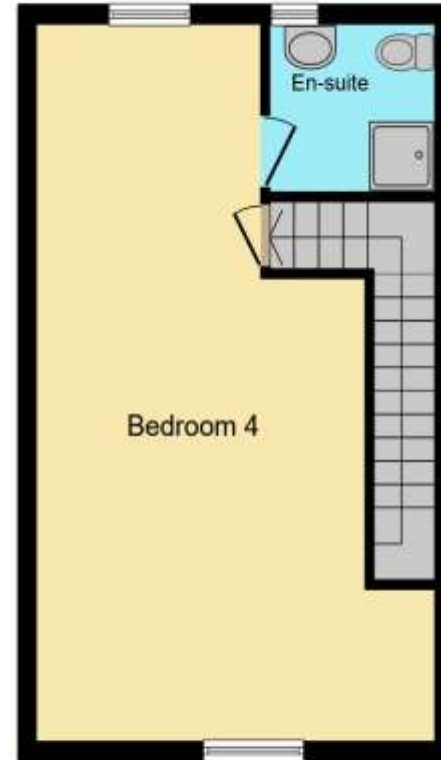




Ground Floor



First Floor



Second Floor

Entrance Hall

W C

Lounge

12' 1" x 16' 2" (3.68m x 4.93m)

Kitchen / Diner

9' 5" x 14' 3" min into bay (2.87m x 4.34m min into bay)

First Floor Landing

Bedroom One

13' 2" x 9' 5" (4.01m x 2.87m)

Bedroom Two

10' 2" x 9' 5" (3.10m x 2.87m)

Bedroom Three

9' 5" x 12' (2.87m x 3.66m)

Bathroom

Second Floor Landing

Bedroom Four

18' 11" x 12' 7" (5.77m x 3.84m)

En-Suite

Parking

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

Mundesley Road, Hamilton Leicester

- Semi-Detached
- Four Bedrooms
- En-Suite
- Rear Garden
- Popular Area

Tenure: Freehold EPC Rating: C

offers over

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS113087



Property Ref:
LHS113087 - 0006

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 measurements indicated are supplied for guidance only and as such must be considered incorrect. 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. 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. 6. 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. 7. 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.



william h brown



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