



Sweetbriar Road, Leicester LE3 1AP

welcome to

Sweetbriar Road, Leicester

CASH BUYERS ONLY. INVESTMENT OPPORTUNITY. Offered for sale is this mid-terraced property featuring THREE, ONE BEDROOM FLATS, one ground floor, one first floor and one second floor. THIS IS AN IDEAL INVESTMENT. Contact us now to view

Flat One (Ground Floor)

Hallway

Lounge

14' 9" x 10' 2" (4.50m x 3.10m)

Single glazed bay window to the front and radiator.

Kitchen

11' 6" x 8' (3.51m x 2.44m)

Wall and base units with work surfaces over, sink drainer unit, radiator and space for appliances.

Double glazed window to the side.

Bedroom

Double glazed window to the rear, built in wardrobe and radiator.

Bathroom

Double glazed window to the side, bath, WC, hand wash basin and radiator

Council Tax Band & E P C

Council Tax Band: A. EPC Rating: D

Flat Two (First Floor)

Hallway

Lounge

16' x 14' 10" (4.88m x 4.52m)

Single glazed bay window to the front.

Kitchen

9' 9" x 8' 1" (2.97m x 2.46m)

Double glazed window to the rear. There are no fixtures in this room.

Bedroom

Double glazed window to the rear. There are no fixtures in this room.

Bathroom

Double glazed window to the side. There are no fixtures in this room.

Council Tax Band & E P C

Council Tax Band: A. EPC Rating: F

Flat Three (Second Floor)

Hallway

Lounge / Bedroom

14' 10" x 11' 10" (4.52m x 3.61m)

Double glazed window to the front, built in wardrobes and electric radiator.

Kitchen

6' 5" x 5' 8" (1.96m x 1.73m)

Wall and base units with work surfaces over, sink drainer unit and space for appliances. Double glazed velux skylight.

Bathroom

Bath with shower over, WC and hand wash basin. Double glazed velux skylight.

Council Tax Band & E P C

Council Tax Band: A. EPC Rating: D

Rear Of Property

To the rear of the property is an outbuilding.





Agents Note

The vendor is selling the Freehold title which is made up of three individual flats. The individual flats are not currently registered with land registry. Please make enquires with the branch and seek guidance in respect of any lending requirements. Your conveyancer can advise you on this type of purchase and timeframes involved



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welcome to

Sweetbriar Road, Leicester

- CASH BUYERS ONLY
- Mid Terraced
- Three One Bedroom Flats
- Ideal Investment Opportunity
- No Upper Chain

Tenure: Freehold EPC Rating: F

offers over

£390,000



**Ground Floor
Flat 1**

**First Floor Flat
2**

**Second Floor
Flat 3**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LHS118271 - 0009

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



0116 251 4131



Leicester@williamhbrown.co.uk



16-18 Halford Street, LEICESTER, Leicestershire,
LE1 1JB



williamhbrown.co.uk