



**Lorrimer Road, Leicester LE2 8AU**

**welcome to**

**Lorrimer Road, Leicester**

TWO BEDROOM MID TERRACED PROPERTY, which would make an ideal FIRST TIME BUY or an excellent INVESTMENT. Offers a lounge, dining room and kitchen downstairs with an easy to maintain garden to the rear. Upstairs you will have the two bedrooms and a bathroom. PERFECT LOCATION







**Lounge**  
11' 7" x 11' 4" ( 3.53m x 3.45m )

**Dining Room**  
11' 6" x 11' 4" ( 3.51m x 3.45m )

**Kitchen**  
9' x 6' ( 2.74m x 1.83m )

**First Floor Landing**

**Bedroom One**  
11' 8" x 11' 6" ( 3.56m x 3.51m )

**Bedroom Two**

**Bathroom**

**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

## Lorrimer Road, Leicester

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

Tenure: Freehold EPC Rating: D

offers over

**£160,000**



view this property online [williamhbrown.co.uk/Property/LHS118754](https://www.williamhbrown.co.uk/Property/LHS118754)

Please note the marker reflects the postcode not the actual property



Property Ref:  
LHS118754 - 0002

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.



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