

Eastleigh Road, Leicester LE3 0DB



## welcome to

## Eastleigh Road, Leicester

A three bedroom end terraced house located in a popular area comprising of an entrance hall, lounge, dining room, kitchen and bathroom downstairs with the three bedrooms upstairs. To the rear of the property is an easy to maintain yard













### Entrance Hall

Door to the front.

### Lounge

11' 1" x 9' 1" ( 3.38m x 2.77m ) Window to the front

#### **Dining Room**

12' 1" x 10' (3.68m x 3.05m) Window to the rear

#### Kitchen

18' 3" x 7' 1" (5.56m x 2.16m) Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, plumbing for washing machine, integrated oven, hob and cooker hood. Window to the side.

#### **Rear Lobby**

Door to the side

**Bathroom** Window to the side, bath, WC and hand wash basin.

**First Floor Landing** With stairs rising from the ground floor.

**Bedroom One** 11' 1" x 13' 1" ( 3.38m x 3.99m ) Window to the front.

#### **Bedroom Two** 12' 1" x 7' 1" ( 3.68m x 2.16m ) Window to the rear.

**Bedroom Three** 14' x 7' 1" (4.27m x 2.16m) Window to the rear and window to the side

**Rear Of Property** To the rear of the property is an easy to maintain yard.





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## Eastleigh Road, Leicester

- End Terraced
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Rear Yard

Tenure: Freehold EPC Rating: D Council Tax Band: A

offers in the region of

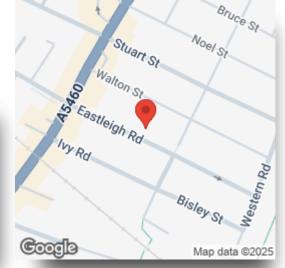
£210,000





view this property online williamhbrown.co.uk/Property/LHS118240





Please note the marker reflects the postcode not the actual property



Property Ref: LHS118240 - 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 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.

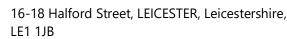
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