



**Bramall Road, Leicester LE5 0PF**

**welcome to**

## **Bramall Road, Leicester**

Three bedroom mid-terrace house in New Humberstone, featuring two reception rooms and one bathroom. Close to local amenities

### **Lounge**

11' 2" x 10' 11" ( 3.40m x 3.33m )

Double glazed window to the rear and radiator.

### **Reception Room Two**

12' 3" x 10' 11" ( 3.73m x 3.33m )

Double glazed window to the front and radiator.

### **Kitchen**

13' x 6' 7" ( 3.96m x 2.01m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob. Double glazed window to the side.

### **Utility Room**

Door to the side

### **Bathroom**

Double glazed window to the side, bath, WC, hand wash basin and towel rail.

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

12' x 10' 7" ( 3.66m x 3.23m )

Double glazed window to the front, fitted wardrobes and radiator.

### **Bedroom Two**

12' 2" x 10' 2" ( 3.71m x 3.10m )

Double glazed window to the rear and radiator.

### **Bedroom Three**

10' 6" x 6' 1" ( 3.20m x 1.85m )

Double glazed window to the rear and radiator.

### **W C**

With WC and hand wash basin.

### **Rear Of Property**

To the rear of the property is a slabbed garden with a shed.





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welcome to

## Bramall Road, Leicester

- Three Bedrooms
- Two Reception Rooms
- Terraced
- Traditional Architecture
- Close to Amenities

Tenure: Freehold EPC Rating: D

offers over

**£270,000**



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](http://www.focalagent.com)

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Property Ref:  
LHS119237 - 0005

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william h brown



**0116 251 4131**



[Leicester@williamhbrown.co.uk](mailto:Leicester@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**