

Huntsmans Way, Leicester LE4 7ZG



welcome to

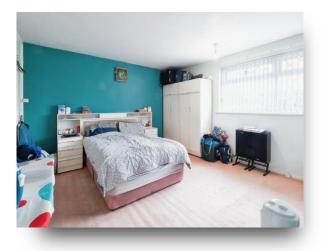
Huntsmans Way, Leicester

A three bedroom mid terraced property located in a popular area offering a lounge, kitchen, three bedrooms, a bathroom and separate WC. To the front and rear of the property are easy to maintain gardens. The property benefits from a garage in a separate block.















Entrance Porch

Door to the front.

Lounge

14' 4" x 13' 3" (4.37m x 4.04m)

Double glazed window to the front, gas fire and radiator.

Kitchen

12' x 8' 11" (3.66m x 2.72m)

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 rear and door to the rear.

Bathroom

Double glazed window to the rear, bath, hand wash basin and radiator.

Separate W C

Double glazed window to the rear and WC.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

14' 3" x 13' 6" (4.34m x 4.11m)

Double glazed window to the front and radiator.

Bedroom Two

12' 1" x 8' 1" (3.68m x 2.46m)

Double glazed window to the rear and radiator.

Bedroom Three

9' 3" x 6' 4" (2.82m x 1.93m)

Double glazed window to the rear and radiator.

Front & Rear Of Property

To the front and rear of the property are easy to maintain gardens.

Garage

The garage is located in a separate block.





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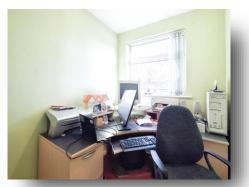
- Mid Terraced
- Three Bedrooms
- Fitted Kitchen
- Front & Rear Gardens
- Garage In A Separate Block

Tenure: Freehold EPC Rating: D

offers over

£280,000









Please note the marker reflects the postcode not the actual property

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Property Ref: LHS119212 - 0005 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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