



Speedwell Drive, Hamilton Leicester LE5 1UH

welcome to

Speedwell Drive, Hamilton Leicester

William H Brown presents a beautifully renovated two bedroom end terraced home in the highly sought-after area of Hamilton, Leicester. This chain-free property is perfect for first-time buyers and investors, offering a convenient and modern living space with a range of amenities nearby



Entrance Porch**Lounge**

14' 4" x 12' 6" (4.37m x 3.81m)

Window to the front and radiator.

Kitchen

9' 1" x 12' 6" (2.77m x 3.81m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven, hob and dishwasher. Window to the rear

Conservatory

8' 8" x 10' 8" (2.64m x 3.25m)

With access to the rear

First Floor Landing

With access to the loft.

Bedroom One

9' 8" x 12' 7" (2.95m x 3.84m)

Window to the front, airing cupboard and radiator.

Bedroom Two

6' 7" x 12' 6" (2.01m x 3.81m)

Window to the rear and radiator.

Bathroom

Window to the side, shower cubicle, WC, hand wash basin and towel rail.

Parking

The property benefits from one allocated parking space.

Rear Of Property

To the rear of the property is a garden laid with artificial grass and a patio.



view this property online williamhbrown.co.uk/Property/LHS119125



welcome to

Speedwell Drive, Hamilton Leicester

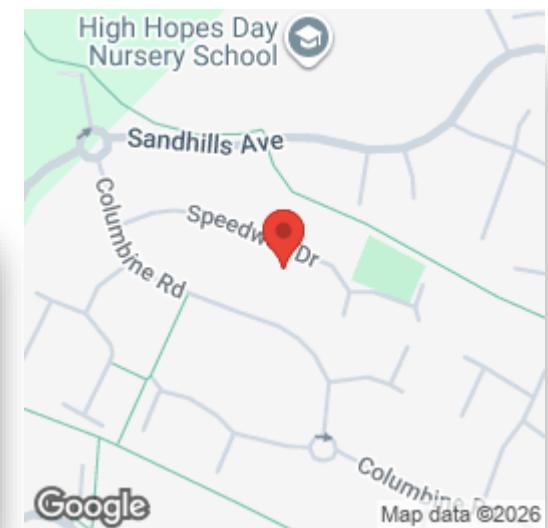
- Chain Free
- High End Kitchen
- Conservatory
- Allocated Parking Space
- Perfect for First Time Buyers

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£220,000



view this property online williamhbrown.co.uk/Property/LHS119125

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.



Property Ref:
LHS119125 - 0004

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