



Reynolds Place,Leicester LE3 1EU

welcome to

Reynolds Place, Leicester

A three bedroom end terraced property offering an entrance hall, lounge, kitchen/diner, three bedrooms and a family bathroom. To the rear is a good size enclosed garden with lawn and patio and to the front is a driveway. The property is in need of some renovation work.



Entrance Hall

Door to the front.

Lounge

13' 5" x 11' 11" (4.09m x 3.63m)

Window to the front and radiator.

Kitchen / Diner

11' x 19' 3" (3.35m x 5.87m)

Wall and base units with work surfaces over, sink drainer unit, integrated oven and hob. Window to the rear and patio doors to the rear.

First Floor Landing

Window to the side.

Bedroom One

13' x 10' (3.96m x 3.05m)

Window to the front and radiator.

Bedroom Two

10' 9" x 11' 1" (3.28m x 3.38m)

Window to the rear and radiator.

Bedroom Three

8' 11" x 8' 2" (2.72m x 2.49m)

Window to the front and radiator.

Bathroom

Window to the rear, bath with shower over, WC, hand wash basin and radiator.

Front & Rear Of Property

To the rear is a good size enclosed garden with lawn and patio and to the front is a driveway.



view this property online williamhbrown.co.uk/Property/LHS119372



welcome to

Reynolds Place, Leicester

- End Terraced
- Three Bedrooms
- Rear Garden
- Off Road Parking
- In Need of Some Renovation Work

Tenure: Freehold EPC Rating: D

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS119372



Property Ref:
LHS119372 - 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.

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