









#### welcome to

# **Laurel Road, Leicester**

Charming two-storey home with two reception rooms, kitchen and bathroom on the ground floor and three bedrooms on the first floor. The property benefits from a private rear yard and excellent transport links. Perfect for first time buyers and investors

## Lounge

11' 5" x 10' 10" ( 3.48m x 3.30m ) Window to the front and radiator.

# **Dining Room**

11' 8" x 10' 10" ( 3.56m x 3.30m ) Window to the rear and radiator.

#### **Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit. combi boiler, integrated oven and hob. Window to the side.

#### **Bathroom**

Window to the rear, shower cubicle, WC, hand wash basin and radiator.

### **First Floor Landing**

With stairs rising from the ground floor.

#### **Bedroom One**

11' 6" x 10' 10" ( 3.51m x 3.30m ) Window to the front and radiator.

### **Bedroom Two**

11' 8" x 8' 3" (  $3.56m \times 2.51m$  ) Window to the rear, storage cupboard and radiator.

#### **Bedroom Three**

Window to the rear.

# **Rear Of Property**

The property benefits from a private rear yard, perfect for outdoor enjoyment.













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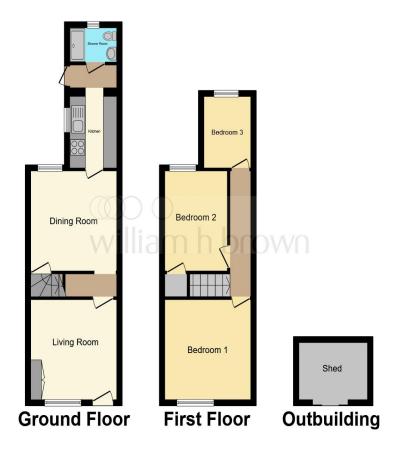
## **Laurel Road, Leicester**

- Three Bedrooms
- Mid Terraced
- Modern Kitchen
- Two Receptions
- Rear Yard

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£240,000



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

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Property Ref: LHS119502 - 0004 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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