







welcome to

Abney Street, Leicester

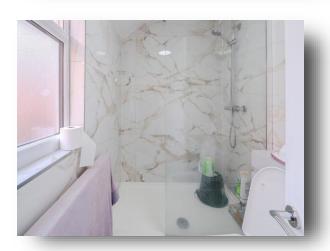
Charming two-storey home with two reception rooms, kitchen and bathroom on the ground floor and three bedrooms with an additional bathroom on the first floor. Benefits from a private rear yard and excellent transport links. Ideal choice for first-time buyers, families, or investors













Entrance Hall

Door to the front.

Lounge

11' 2" x 8' 1" (3.40m x 2.46m)
Window to the front and radiator.

Dining Room

12' 10" x 10' 10" (3.91m x 3.30m)
Window to the rear, storage cupboard and radiator.

Kitchen

19' 1" x 7' 1" (5.82m x 2.16m)
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 side, shower cubicle, WC, hand wash basin and radiator.

First Floor Landing

With storage cupboard and loft access.

Bedroom One

11' 3" x 12' 8" (3.43m x 3.86m) Window to the front and radiator.

Bedroom Two

10' 6" x 9' 9" (3.20m x 2.97m) Window to the rear and radiator,

Bedroom Three

7' 4" 7 x 7' 1" (2.24m 7 x 2.16m) Window to the rear and radiator.

Bathroom

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

Rear Of Property

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





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Abney Street, Leicester

- Three Bedroom Mid Terraced
- Two Bathrooms
- Two Receptions Rooms
- Fitted Kitchen
- Private Yard

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers over

£240,000









Please note the marker reflects the postcode not the actual property

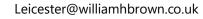
view this property online williamhbrown.co.uk/Property/LHS119503



Property Ref: LHS119503 - 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.

0116 251 4131

william h brown



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



williamhbrown.co.uk

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