









## welcome to

# **Mundella Street, Leicester**

A two-bedroom, end-terraced family home offering a bright lounge area, a dining room, a fitted kitchen, two bedrooms and a bathroom. To the rear of the property is an easy to maintain garden. We believe the property would be an ideal purchase for a family to enjoy.













### Lounge

12' 5" x 11' (3.78m x 3.35m)

Double glazed window to the rear and radiator.

## **Dining Room**

11' 9" x 11' (3.58m x 3.35m)

Double glazed window to the front and radiator.

#### Kitchen

13' 4" x 6' (4.06m x 1.83m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven, hob and extractor fan. Double glazed window to the side and door to the side.

### **First Floor Landing**

With stairs rising from the ground floor.

#### **Bedroom One**

12' 1" x 11' 2" ( 3.68m x 3.40m )

Double glazed window to the front and radiator.

#### **Bedroom Two**

12' 6" x 8' 11" ( 3.81m x 2.72m )

Double glazed window to the rear and radiator.

#### **Bathroom**

Double glazed window to the rear. shower cubicle, WC, hand wash basin and radiator.

### **Rear Of Property**

To the rear of the property is an easy to maintain garden.





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# **Mundella Street, Leicester**

- END TERRACE FAMILY HOME
- TWO BEDROOMS
- IDEAL RESIDENTIAL LOCATION
- CLOSE-BY TO LOCAL AMENITIES
- CORNER PLOT

Tenure: Freehold EPC Rating: D

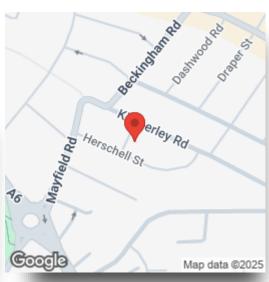
offers over

£230,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/LHS119604



Property Ref: LHS119604 - 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.





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