

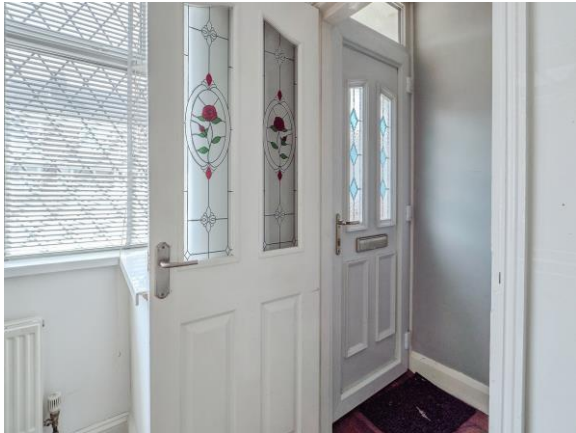


Totland Road, Leicester LE3 9AN

welcome to

Totland Road, Leicester

William H Brown bring to the market via OPEN HOUSE ON SATURDAY, 10TH MAY BETWEEN 12.45PM & 1.45PM, THIS TWO BEDROOM MID TERRACED HOUSE. FOR FURTHER INFORMATION, PLEASE CONTACT OUR SALES TEAM ON 0116 251 4131



Entrance Hall

Door to the front.

Lounge

13' 4" x 12' 1" (4.06m x 3.68m)

Bay window to the front, fire place and radiator.

Kitchen / Dining Room

14' 10" x 15' 6" (4.52m x 4.72m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, island unit, under stairs storage, integrated oven and hob.

Window to the rear and patio door to the rear.

First Floor Landing

With radiator

Bedroom One

11' 6" x 12' 2" (3.51m x 3.71m)

Window to the front, walk in wardrobe and radiator.

Bedroom Two

11' 11" x 10' 9" (3.63m x 3.28m)

Window to the rear, combi boiler and radiator.

Bathroom

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

Utility Outhouse

Located in the rear garden.

Front & Rear Of Property

To the front of the property is an easy to maintain garden. To the rear of the property is a garden laid to lawn with patio areas



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welcome to

Totland Road, Leicester

- OPEN HOUSE ON SATURDAY, 10TH MAY BETWEEN 12.45PM & 1.45PM
- Open Plan Kitchen/Dining
- Two Double Bedrooms
- Well-Maintained Garden
- Must View

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LHS119598 - 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.

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