



Outwood Close, Leicester LE3 6PF

welcome to

Outwood Close, Leicester

INVESTMENT BUYERS ONLY. A three-bedroom, end-terraced offering an entrance hall, lounge, kitchen, three bedrooms, a bathroom and a separate. The property benefits from a garage. To the front and rear of the property are easy to maintain gardens. The property is being sold with tenants in situ.



Entrance Hall

Door to the front

Lounge

17' 9" x 10' 10" (5.41m x 3.30m)

Double glazed window to the rear and radiator

Kitchen/Diner

18' 2" x 9' 10" (5.54m x 3.00m)

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

First Floor Landing

With stairs rising from the ground floor

Bedroom One

14' x 8' 10" (4.27m x 2.69m)

Double glazed window to the front and radiator

Bedroom Two

11' x 8' 10" (3.35m x 2.69m)

Double glazed window and radiator

Bedroom Three

12' 3" x 8' 11" (3.73m x 2.72m)

Double glazed window and radiator

Bathroom

Double glazed window bath, hand wash basin and radiator

Separate W C

With WC

Garage

With up and over door

Front & Rear Of Property

To the front and rear of the property are easy to maintain gardens



view this property online williamhbrown.co.uk/Property/LHS119656



welcome to

Outwood Close, Leicester

- INVESTMENT BUYERS ONLY
- Tenants In Situ
- End Terraced
- Three Bedrooms
- Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers over
£220,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS119656



Property Ref:
LHS119656 - 0007

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