









welcome to

Abbey Park Road, Leicester

Discover this beautifully presented and modernised three bedroom town house offering easy access to Leicester city centre and Abbey Park. With a lounge, kitchen/diner, downstairs cloakroom and three bedrooms, one with en-suite, this property is perfect for families or professionals

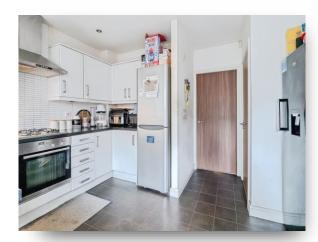












Entrance Hall

Door to the front and radiator.

Cloakroom

With WC, hand wash basin and radiator.

Lounge

17' 6" x 9' 6" (5.33m x 2.90m) Double glazed window to the front, storage cupboard and radiator.

Kithchen / Diner

12' 1" x 12' 9" (3.68m x 3.89m)

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 rear.

First Floor Landing

Double glazed window to the front and radiator.

Bedroom Two

11' 8" x 12' 10" (3.56m x 3.91m) Two double glazed windows to the rear, fitted wardrobes and radiator.

Bedroom Three

9' 3" x 6' 5" (2.82m x 1.96m)

Double glazed window to the front and radiator.

Family Bathroom

Bath, shower cubicle, WC and hand wash basin.

Second Floor Landing

With stairs rising from the first floor.

Bedroom One

17' 1" x 9' 8" (5.21m x 2.95m)

Double glazed window to the front and radiator.

En-Suite

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

Parking

The property benefits from two allocated car parking spaces.

Front & Rear

To the front of the property is a small garden. To the rear of the property is a private garden laid to lawn with a patio area.





welcome to

Abbey Park Road, Leicester

- Town House
- Three bedrooms
- Fitted Kitchen
- En-suite to master
- Off-road Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£310,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS119761



Property Ref: LHS119761 - 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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