

**Sylvan Street, Leicester LE3 9GT** 



## welcome to

## **Sylvan Street, Leicester**

Discover this well-maintained two-bedroom mid-terraced property in Leicester's popular Newfoundpool suburb. Featuring two spacious reception rooms, a well-fitted kitchen and a modern bathroom. This recently refurbished home is ideal for investors or first-time buyers. Book your viewing today













#### Lounge

13' 11" x 11' 3" ( 4.24m x 3.43m )
Bay window to the front and radiator.

### **Dining Room**

14' 11" x 11' 3" (4.55m x 3.43m)
Window to the rear, fire place and radiator.

#### Kitchen

12' 9" x 6' (3.89m x 1.83m)

Fitted kitchen comprising of base units with work surfaces over, sink drainer unit and space for appliances. Window to the side and door to the side.

## **First Floor Landing**

With stairs rising from the ground floor and loft access.

#### **Bedroom One**

11' 5" x 12' 10" (  $3.48m \times 3.91m$  ) Window to the front, fire place and radiator.

#### **Bedroom Two**

11' 9" x 9' 11" ( 3.58m x 3.02m )

Window to the rear, storage cupboard and radiator.

#### **Bathroom**

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

### **Rear Of Property**

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





#### welcome to

## Sylvan Street, Leicester

- Mid terraced
- Two double bedrooms
- Fitted Kitchen
- Refurbished
- Ideal Investment/First Time Purchase

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

# £180,000

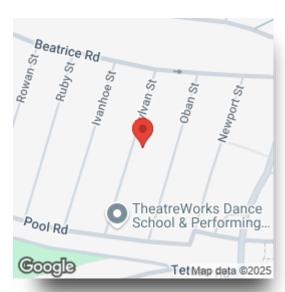


view this property online williamhbrown.co.uk/Property/LHS119729



Property Ref: LHS119729 - 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.

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.



Please note the marker reflects the postcode not the actual property





0116 251 4131



Leicester@williamhbrown.co.uk



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



williamhbrown.co.uk