



Bramley Road, Leicester LE3 9DA

welcome to

Bramley Road, Leicester

A spacious home on Bramley Road, Westcotes. Features two reception rooms, kitchen, two bedrooms and a family bathroom. Potential for loft conversion with plumbing for an en-suite and skylight (subject to planning permission). Large paved garden with two storage outbuildings



Entrance Hall

Door to the front and radiator.

Lounge

11' 4" x 40' 1" (3.45m x 12.22m)

Double glazed bay window to the front, wood flooring and two radiators.

Reception Room Two

14' x 12' 7" (4.27m x 3.84m)

Patio door to the rear and two radiators.

Kitchen

19' 10" x 7' 10" (6.05m x 2.39m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob and space for further appliances. Double glazed window to the side and door to the side.

First Floor Landing

With loft access, storage cupboard and stairs rising from the ground floor.

Bedroom One

14' 9" x 11' 6" (4.50m x 3.51m)

Double glazed bay window to the front and radiator.

Bedroom Two

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

Double glazed window to the rear and radiator.

Bathroom

Double glazed window to the side, bath with shower over, WC, hand wash basin and towel radiator.

Rear Of Property

To the rear of the property is an easy to maintain courtyard garden with two storage outbuildings.

Agents Notes

The vendor has advised that the property has new windows to the upstairs rooms and to the front of the property. The bathroom was refitted approximately one and a half years ago. Any prospective buyer is advised to clarify this information with their legal representative.



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welcome to

Bramley Road, Leicester

- Mid Terraced
- Two Bedrooms
- Two Reception Rooms
- Rear Courtyard
- Close To Local Amenities

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in the region of

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LHS119736 - 0004

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