



Woodshawe Rise, Leicester LE3 1RL

welcome to

Woodshawe Rise, Leicester

Charming three bedroom mid terraced home in Leicester, ideal for first time buyers and families. Features a cosy lounge, well equipped kitchen, spacious bedrooms and a large rear garden. Conveniently located near amenities and travel links, with a driveway and electric car charger.



Entrance Hall

Door to the front.

Lounge

15' 6" x 12' 5" (4.72m x 3.78m)

Window to the front, wood burner, fitted shelving and radiator.

Kitchen

12' 5" x 7' 10" (3.78m x 2.39m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob. Window to the rear.

Bathroom

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

Utility/Storage Area

Accessed from the kitchen and with a door to the side.

First Floor Landing

With loft access.

Bedroom One

10' 6" x 15' 4" (3.20m x 4.67m)

Window to the front, walk in wardrobe and radiator.

Bedroom Two

13' x 9' (3.96m x 2.74m)

Window to the rear, radiator and integrated cupboard housing the boiler.

Bedroom Three

9' 11" x 8' 2" (3.02m x 2.49m)

Window to the rear and radiator.

W C

Window to the rear, WC, hand wash basin and radiator.

Front & Rear Of The Property

To the front of the property is a driveway providing off road parking. To the rear of the property is a private garden laid to lawn with a patio area and fenced boundaries.

Agents Note

The property benefits from having a 7kw electric car charging point on the front of the property and has a fitted burglar alarm.



view this property online williamhbrown.co.uk/Property/LHS119939



welcome to

Woodshawe Rise, Leicester

- Three Spacious Bedrooms
- Driveway with Charger
- Large Enclosed Garden
- Close to Amenities
- Convenient Travel Links

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£220,000



view this property online williamhbrown.co.uk/Property/LHS119939



Please note the marker reflects the postcode not the actual property



Property Ref:
LHS119939 - 0005

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



0116 251 4131



Leicester@williamhbrown.co.uk



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



williamhbrown.co.uk