









welcome to

Colchester Road, Leicester

A lovely three-bedroom home on Colchester Road, Leicester, featuring a spacious lounge, separate kitchen and dining space, triple glazing, large driveway, and enclosed rear garden. Ideal for families or those seeking extra space.













Entrance Porch

Entrance Hall

Lounge

15' 5" x 11' 11" (4.70m x 3.63m) Window to front. Triple glazing. Sliding door to rear leading to garden. Radiator

Kitchen

10' 7" \times 5' 9" ($3.23m \times 1.75m$) Integral Hob and oven, Wall and base units. Window to rear. Door to side leading to passage. Radiator

Dining Room

11' 1" x 10' 1" (3.38m x 3.07m) Window to front

Bedroom One

13' 3" x 9' 3" (4.04m x 2.82m) Window to front. Radiator

Bedroom Two

12' x 9' 1" (3.66m x 2.77m) Window to front and radiator.

Bedroom Three

9' x 5' 11" (2.74m x 1.80m) Window to rear and radiator.

Bathroom

Bath and shower, Sink Vanity unit, Toilet. Window to rear and radiator





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- Spacious lounge
- Separate kitchen
- Dining area
- Triple glazing
- Large driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: B

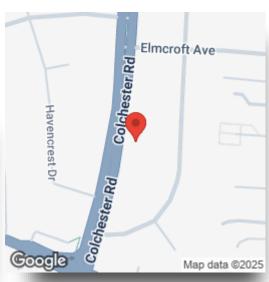
offers in the region of

£325,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS120004



Property Ref: LHS120004 - 0006 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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