









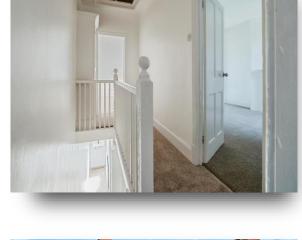
welcome to

Dulverton Road, Leicester

This charming terraced property on Dulverton Road, Leicester features two reception rooms, a modern kitchen, and a shower room on the ground floor. Upstairs, you will find three spacious bedrooms and a family bathroom.













Lounge

13' 5" x 12' 5" (4.09m x 3.78m)

Double glazed bay window to the front and radiator.

Dining Room

12' 7" x 10' 9" (3.84m x 3.28m)

Double glazed window to the rear and radiator.

Kitchen

14' 3" x 11' 10" (4.34m x 3.61m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven, hob and extractor fan. Double glazed window.

Shower Room

Double glazed window, shower cubicle, WC, hand wash basin and towel rail.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

13' 4" x 12' 6" (4.06m x 3.81m)

Double glazed window to the rear and radiator.

Bedroom Two

16' 4" x 13' 4" (4.98m x 4.06m)

Double glazed window to the front and radiator.

Bedroom Three

12' x 11' 9" (3.66m x 3.58m)

Double glazed window to the rear and radiator.

Bathroom

Double glazed window, bath with shower over, WC, hand wash basin and towel rail.





welcome to

Dulverton Road, Leicester

- Terraced
- Three generous bedrooms
- Convenient shower room
- Two spacious receptions
- Family-friendly neighborhood

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS119930



Property Ref: LHS119930 - 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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