



Marina Road, Leicester LE5 5NG

welcome to

Marina Road, Leicester

A three bedroom semi-detached property offering an entrance hall, lounge, dining room, kitchen, three bedrooms, a family bathroom and a separate WC. To the front of the property is a driveway providing off road parking. To the rear of the property is an easy to maintain garden.



Entrance Hall

Door to the front, stairs rising to the first floor and radiator.

Lounge

10' 11" x 12' 1" (3.33m x 3.68m)

Double glazed bay window to the front and radiator.

Dining Room

10' 11" x 14' 3" (3.33m x 4.34m)

Double glazed patio door to the rear and radiator.

Kitchen

6' 11" x 8' 5" (2.11m x 2.57m)

Fitted kitchen comprising of wall and base units with roll edge work surfaces over, sink drainer unit, plumbing for washing machine, integrated oven, hob and extractor. Double glazed window to the rear and door to the side.

First Floor Landing

Double glazed window to the side.

Bedroom One

9' 11" x 12' 2" (3.02m x 3.71m)

Double glazed window to the rear and radiator.

Bedroom Two

8' 7" x 12' 6" (2.62m x 3.81m)

Double glazed window to the front and radiator.

Bedroom Three

7' x 7' 10" (2.13m x 2.39m)

Double glazed window to the front and radiator.

Bathroom

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

Separate W C

Double glazed window to the side, WC and radiator.

Front & Rear Of Property

To the front of the property is a driveway providing off road parking. To the rear of the property is an easy to maintain garden.



view this property online williamhbrown.co.uk/Property/LHS120089



welcome to Marina Road, Leicester

- Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Rear Garden
- Off Road Parking

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

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS120089



Property Ref:
LHS120089 - 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.



william h brown



0116 251 4131



Leicester@williamhbrown.co.uk



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



williamhbrown.co.uk