



Tyrrell Street, Leicester LE3 5SA

welcome to

Tyrrell Street, Leicester

A well-presented mid-terraced home on Tyrrell Street, featuring two reception rooms and a kitchen on the ground floor, plus three bedrooms and a bathroom on the first floor. While it requires some renovation, it's ideal for families or first-time buyers. Close to local amenities

Entrance Hall

Door to the front

Lounge

11' 5" x 10' 10" (3.48m x 3.30m)

Window to the front and radiator.

Dining Room

12' 11" x 12' 7" (3.94m x 3.84m)

Window to the rear.

Kitchen

14' 5" x 6' 5" (4.39m x 1.96m)

Fitted kitchen with wall and base units with work surfaces over, sink drainer unit, radiator and space for appliances. Window to the side and door to the side.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

11' 9" x 10' 9" (3.58m x 3.28m)

Double glazed bay window to the front and radiator.

Bedroom Two

11' 7" x 9' 4" (3.53m x 2.84m)

Window to the rear and radiator.

Bedroom Three

8' 8" x 7' 8" (2.64m x 2.34m)

Window to the front and radiator.

Bathroom

14' 4" x 6' 6" (4.37m x 1.98m)

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





view this property online williamhbrown.co.uk/Property/LHS119430



welcome to

Tyrrell Street, Leicester

- Mid Terrace
- Three Bedrooms
- Two Reception Rooms
- Requires Renovation
- Convenient Location

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

offers over
£200,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/LHS119430



Property Ref:
LHS119430 - 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 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