



Hollybush Close, Leicester LE5 2HZ

welcome to

Hollybush Close, Leicester

A semi-detached home on Hollybush Close, featuring a reception room, kitchen and downstairs toilet on the ground floor, plus three well-proportioned bedrooms and a large bathroom upstairs. The property also includes an enclosed back garden, ideal for families and is close to local amenities

Entrance Hall

Door to the front and large storage cupboard

W C

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

Lounge / Dining Room

23' 7" x 10' 9" (7.19m x 3.28m)

Window to the front, window to the rear and two radiators.

Kitchen

10' 8" x 8' 9" (3.25m x 2.67m)

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

First Floor Landing

With stairs rising from the first floor

Bedroom One

11' 8" x 10' 8" (3.56m x 3.25m)

Window to the front and radiator

Bedroom Two

11' 6" x 10' 8" (3.51m x 3.25m)

Window to the rear and radiator

Bedroom Three

8' 9" x 8' 4" (2.67m x 2.54m)

Window to the front and radiator

Bathroom

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

Rear Of Property

To the rear of the property is an enclosed private garden.





view this property online williamhbrown.co.uk/Property/LHS120079



welcome to

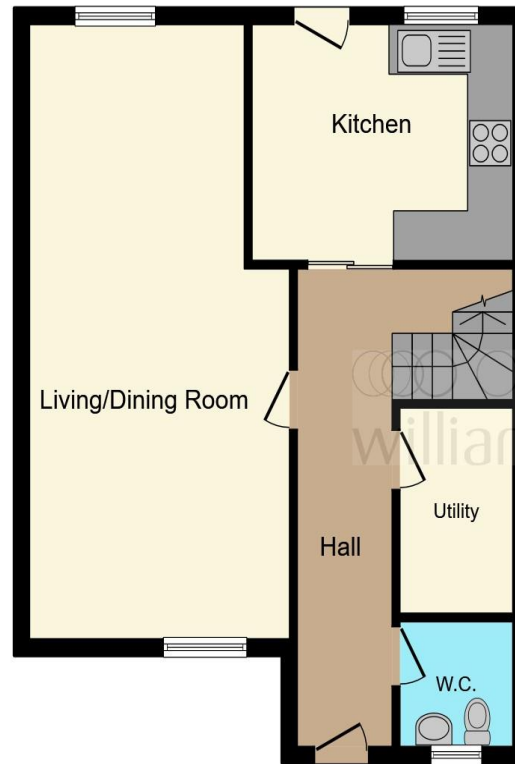
Hollybush Close, Leicester

- Semi Detached
- Three Bedrooms
- Large Bathroom
- Enclosed Rear Garden
- Quiet Cul-de-Sac Location

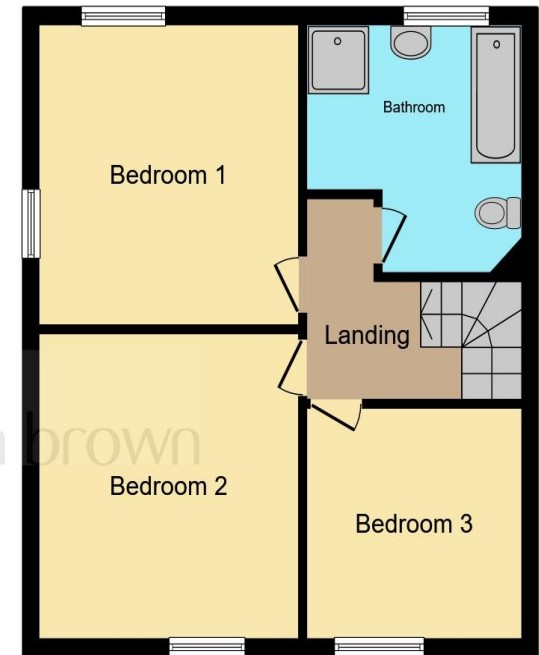
Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in the region of

£240,000



Ground Floor



First Floor

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/LHS120079



Property Ref:
LHS120079 - 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