



Kimberley Road, Leicester LE2 1LF

welcome to

Kimberley Road, Leicester

A well-presented mid-terraced home on Kimberley Road, Leicester. Featuring two reception rooms, a kitchen, and a wet room on the ground floor, with three bedrooms on the first floor and a fourth bedroom on the second floor. Ideal for families and first-time buyers, close to local amenities



Entrance Hall

Door to the front.

Cellar Lounge

11' 4" x 11' 3" (3.45m x 3.43m)

Bay window to the front and radiator.

Reception Room Two

12' 4" x 11' 11" (3.76m x 3.63m)

Window to the rear, radiator and access to wet room.

Wet Room

Shower, WC and hand wash basin.

Kitchen

17' 8" x 8' 11" (5.38m x 2.72m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator and space for appliances. Two windows to the side and door leading to the garden.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

16' 8" x 11' 2" (5.08m x 3.40m)

Two windows to the front and radiator.

Bedroom Two

13' 8" x 11' 2" (4.17m x 3.40m)

Window to the rear and radiator.

Bedroom Three

14' 11" x 10' 8" (4.55m x 3.25m)

Bay window to the rear and radiator.

Bathroom

Window to the side, bath with shower over, WC, hand wash basin and radiator.

Second Floor Landing

With stairs rising from the first floor.

Bedroom Four

15' 9" x 11' 3" (4.80m x 3.43m)

Window to the front and radiator.

Rear Of Property

To the rear of the property is an easy to maintain garden.



view this property online williamhbrown.co.uk/Property/LHS120002



welcome to

Kimberley Road, Leicester

- Two Reception Rooms
- Four Bedrooms
- Wet Room
- Convenient Location
- Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

£325,000



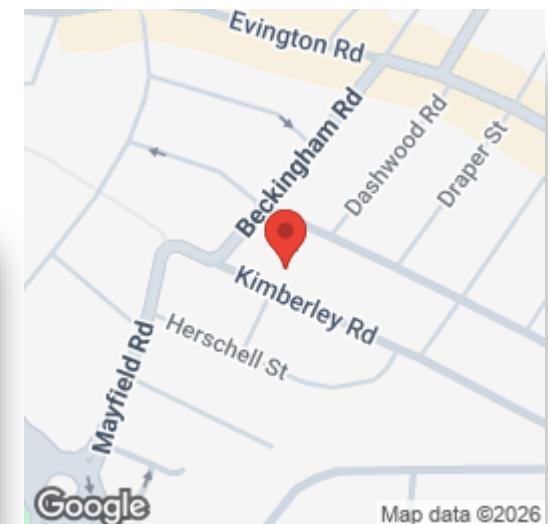
view this property online williamhbrown.co.uk/Property/LHS120002



Property Ref:
LHS120002 - 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.



Please note the marker reflects the postcode not the actual property



0116 251 4131



Leicester@williamhbrown.co.uk



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



williamhbrown.co.uk