









welcome to

Sandhurst Road, Leicester

2 Bed Detached House - Fitted Kitchen, Central Heating, Double Glazing Throughout. Driveway for Off-Road Parking. Lovely Rear Garden. Well Presented Throughout.













Lounge

13' 8" x 10' 8" (4.17m x 3.25m) Central heating and double glazed patio doors leading into the rear garden.

Kitchen

16' x 8' (4.88m x 2.44m) Central heating and double glazed window/back door. Fitted kitchen and Worcester Bosh boiler.

Bedroom 1

12' 1" x 8' 9" (3.68m x 2.67m)
Central heating and double glazed window towards the front of the house and fitted wardrobes.

Bedroom 2

 $8' 4" \times 6' 11" (2.54m \times 2.11m)$ Central heating and double glazed window towards the front of the house.

Bathroom

Central heating and double glazed window. W/c, sink and bathtub.

Front Garden

Driveway for off-road parking

Rear Garden

Rear garden with fencing.





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Sandhurst Road, Leicester

- Fitted kitchen
- Central heating
- Double glazing
- Driveway for off-road parking
- Rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£200,000







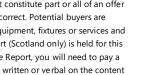


Please note the marker reflects the postcode not the actual property

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Property Ref: LHS120144 - 0010 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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