

**Beaconsfield Road, Leicester LE3 0FE** 



# welcome to

# **Beaconsfield Road, Leicester**

A delightful two-bedroom property located on Beaconfields Road, featuring a spacious through lounge, fitted kitchen, two bedrooms, bathroom and front and rear gardens. No upward chain-ideal for first-time buyers or investors.













#### **Entrance Hall**

Door to the front.

### Lounge

23' 4" plus bay x 10' into recess ( 7.11m plus bay x 3.05m into recess )

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

#### Kitchen

18' 3" x 7' 11" ( 5.56m x 2.41m )

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

### **First Floor Landing**

With stairs rising from the ground floor.

#### **Bedroom One**

14' 11" into recess x 10' 11" plus bay ( 4.55m into recess x 3.33m plus bay )

Bay window to the front and radiator.

#### **Bedroom Two**

8' into recess x 11' 10" max ( 2.44m into recess x 3.61m max )

Window to the rear and radiator.

## **Shower Room**

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

# **Front & Rear Of Property**

To the front of the property is a forecourt surrounded by brick walls. To the rear of the property is a courtyard garden with two outbuildings.





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# **Beaconsfield Road, Leicester**

- Mid Terraced
- Two Bedrooms
- Fitted Kitchen
- Low-maintenance Slabbed Rear Garden
- No Upward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

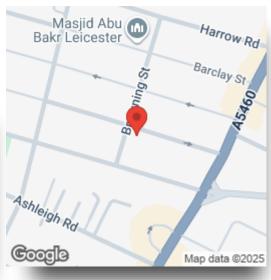
offers in the region of

£210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS120223



Property Ref: LHS120223 - 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.

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0116 251 4131

william h brown

Leicester@williamhbrown.co.uk

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



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.