



**Beaconsfield Road, Leicester LE3 0FE**



**welcome to**

**Beaconsfield Road, Leicester**

A delightful two-bedroom property located on Beaconsfields 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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## welcome to 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

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Property Ref:  
LHS120223 - 0008

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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](mailto:Leicester@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**