



**Beaumanor Road, Leicester LE4 5QD**



**welcome to**

**Beaumanor Road, Leicester**

A well-presented two-bedroom home on Beaumanor Road, featuring two reception rooms, a modern kitchen, and a spacious garden with decking and fitted bar. Ideal for family living, this property offers comfortable spaces in a convenient location



### **Lounge**

Entrance door to the front, window to the front and radiator.

### **Reception Room Two**

Window to the rear, wooden flooring and radiator.

### **Kitchen**

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

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

Window to the front and radiator.

### **Bedroom Two**

Window to the rear and radiator.

### **Bathroom**

Bath with shower over, WC, hand wash basin and radiator towel rail.

### **Rear Of Property**

To the rear of the property is a large rear garden that combines landscaped lawn and a delightful decking area. Featuring a fitted bar that enhances outdoor entertaining



***view this property online*** [williamhbrown.co.uk/Property/LHS120290](http://williamhbrown.co.uk/Property/LHS120290)



welcome to

## Beaumanor Road, Leicester

- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Large Rear Garden
- Decking with Bar

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

offers over  
**£190,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LHS120290](http://williamhbrown.co.uk/Property/LHS120290)



Property Ref:  
LHS120290 - 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](mailto:Leicester@williamhbrown.co.uk)



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



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