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Vaughan Street, Leicester LE3 5JN


**william
h brown**

welcome to

Vaughan Street, Leicester

A well presented two bed mid terraced home in New Found Pool, offering two reception rooms, a fitted kitchen, two first floor bedrooms, and a three piece bathroom. Ideally located near local amenities and transport links

Lounge

Window to the front and radiator.

Dining Room

Window to the rear, gas fire and radiator.

Kitchen

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 side.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

Window to the rear, storage cupboard and radiator.

Bedroom Two

Window to the front and radiator.

Bathroom

Window to the rear, bath with shower over, WC, hand wash basin and two radiators.



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welcome to

Vaughan Street, Leicester

- Mid Terraced
- Two Reception Rooms
- Fitted Kitchen
- Close to Local Amenities
- Ideal First Time/Investment Purchase

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£170,000



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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.



Property Ref:
LHS120315 - 0002

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