



Cowper Street, Leicester LE2 6ES

welcome to

Cowper Street, Leicester

A beautifully presented, modern town house with character features, comprising of two bathrooms, open plan lounge, private forecourt and courtyard. Excellent location, access to transport links into the City Centre and surrounding areas. For sale with no onward chain.



Entrance Hall

Door to the front. Carpeted, with radiator and two storage cupboards

Study / Bedroom Three

10' 5" x 9' 3" (3.17m x 2.82m)

Double glazed window to the front, carpet and radiator

Bathroom

Ground floor bathroom with shower, sink and W/C

Lounge / Kitchen

19' x 16' 6" (5.79m x 5.03m)

Open plan lounge/kitchen. Carpet in lounge, two radiators, two large arched double glazed windows to the front. Leading to kitchen with fitted wall and base units, induction hob, electric oven, extractor fan, integrated fridge/freezer, sink. Engaging feature wall in lounge with exposed brick and keeping the character with the high ceiling.

Bedroom One

9' 4" x 11' 6" (2.84m x 3.51m)

Beautifully presented double bedroom with a radiator, carpet, built in wardrobes, two double glazed windows to front, Jack 'n' Jill entrance to bathroom/Ensuite

Bedroom Two

7' 2" x 9' 2" (2.18m x 2.79m)

Carpeted, double glazed window to front

Family Bathroom

Shower over bath, towel rail, sink and WC



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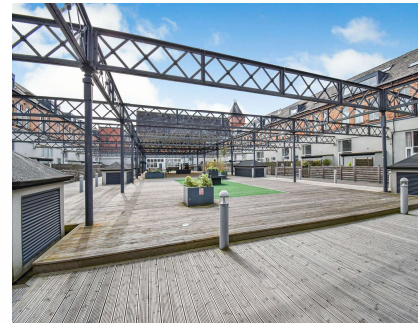
- No Chain
- Communal Decked Courtyard
- One Allocated Parking Space
- Three Storey Property
- Three Double Bedrooms

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAD107426 - 0009

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.



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