







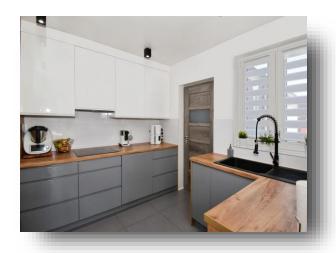


welcome to

Brettell Road, Leicester

UNEXPECTEDLY BACK ON THE MARKET! Extended semi-detached house on a corner plot, accommodation comprises entrance hall, lounge, kitchen diner, utility & WC, three bedrooms and bathroom, off road parking, side and rear gardens.













Entrance Hall

Having stairs with lighting to first floor landing and designer radiator.

Lounge

12' x 13' 1" (3.66m x 3.99m)

Featuring a cast iron fuel burner, designer radiator and triple glazed window.

Kitchen Diner

10' x 19' (3.05m x 5.79m)

Fitted with a range of wall and base units with roll edge work surfacing over, sink with extendable tap, combi oven, hob, extractor, microwave, tiled flooring, radiator, triple glazed window and French doors.

Utility Room

Having wall and base units with roll edge work surfacing, single drainer sink with extendable tap, recessed ceiling spotlights, radiator and underfloor heating.

Wc

Having a wash hand basin, WC and underfloor heating.

First Floor Landing

Having loft access with ladder, which is fully insulated and boarded with lighting.

Bedroom One

10' 1" x 11' (3.07m x 3.35m) radiator and triple glazed window.

Bedroom Two

10' x 11' 1" (3.05m x 3.38m) radiator and triple glazed window.

Bedroom Three

8' x 8' (2.44m x 2.44m) radiator and triple glazed window.

Bathroom

 $5' \times 6' \ (1.52m \times 1.83m)$ Fitted with a suite comprising of a bath with shower

over, pedestal wash hand basin, WC, radiator, wood effect flooring and double glazed frosted window.

Outside Front

There is a driveway.

Rear & Side Gardens

There is a patio area, decked area, laid to lawn with plant and shrub borders and fully fenced.





welcome to

Brettell Road, Leicester

- **Entrance Hall**
- Lounge & Kitchen Diner
- Utility & WC
- Three Bedrooms& Bathroom
- Located on a corner plot.

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£260,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAD108330



Property Ref: OAD108330 - 0007 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 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 property and other important matters before exchange of contracts.

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