



Knightsbridge Road, Glen Parva LEICESTER LE2 9TY

welcome to

Knightsbridge Road, Glen Parva LEICESTER

Charming 3-bedroom mid-terraced home featuring part gas/electric heating and double glazing throughout. This lovely property includes a small, maintained front garden and a private rear garden, perfect for outdoor enjoyment. It boasts a fitted kitchen and convenient on-street parking.



Front Garden

Small maintained front garden with grass leading to the entrance of the house.

Lounge

14' 6" x 13' 4" (4.42m x 4.06m)

Central heating and double glazed french doors.

Kitchen

15' 3" x 9' 7" (4.65m x 2.92m)

Central heating, double glazed window and fitted kitchen.

Bedroom 1

11' 9" x 10' 9" (3.58m x 3.28m)

Electric heating and double glazed window.

Bedroom 2

10' 8" x 8' 9" (3.25m x 2.67m)

Electric heating and double glazed window.

Bedroom 3

7' 5" x 6' 3" (2.26m x 1.91m)

Electric heating and double glazed window.

Bathroom

W/c, sink and bathtub.

Rear Garden

Grass, wooden fence and a shed to the rear garden.



view this property online williamhbrown.co.uk/Property/OAD108506



welcome to

Knightsbridge Road, Glen Parva LEICESTER

- 3 bedrooms
- On-street parking
- Front/Rear garden
- Double glazing
- Fitted kitchen

Tenure: Freehold EPC Rating: Awaited
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/OAD108506



Property Ref:
OAD108506 - 0004

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 271 9671



oadby@williamhbrown.co.uk



42 The Parade, Oadby, LEICESTER,
Leicestershire, LE2 5BF



williamhbrown.co.uk