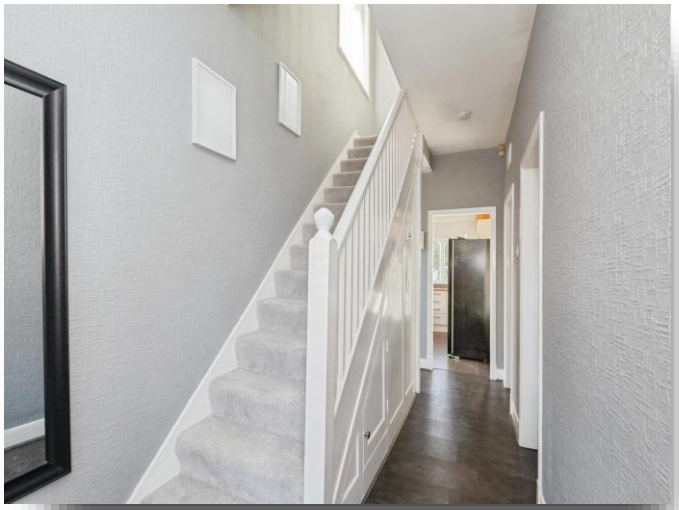






The Crossway,Braunstone Leicester LE3 2GR

william h brown

welcome to

The Crossway, Braunstone Leicester

Well-presented three-bedroom semi-detached home in Braunstone Town, offering two reception rooms, a fitted kitchen, family bathroom, long rear garden, detached garage and a lengthy driveway providing parking for multiple vehicles.

Entrance Porch
Door to front and Hallway access.

Hall
Door to front and access to whole downstairs and stairway.

Lounge
Double glazed bay window to the front.

Dining Room
Rear sliding door into garden.

Kitchen
Fitted kitchen comprising wall and base units with work surfaces over, sink drainer unit, tiled flooring, integrated oven/hob and space for appliances. Double glazed window to the rear.

Bedroom One
Carpeted flooring, rear double glazed window and fitted wardrobes.

Bedroom Two
Carpeted flooring, front double glazed window and fitted wardrobes.

Bedroom Three
Carpet flooring and rear double glazed window.

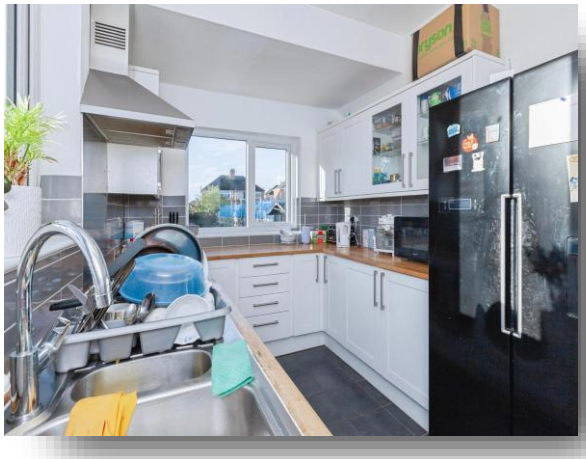
Bathroom
Lino flooring, Bath with overhead shower, hand wash basin, WC, front double glazed window and boiler cupboard.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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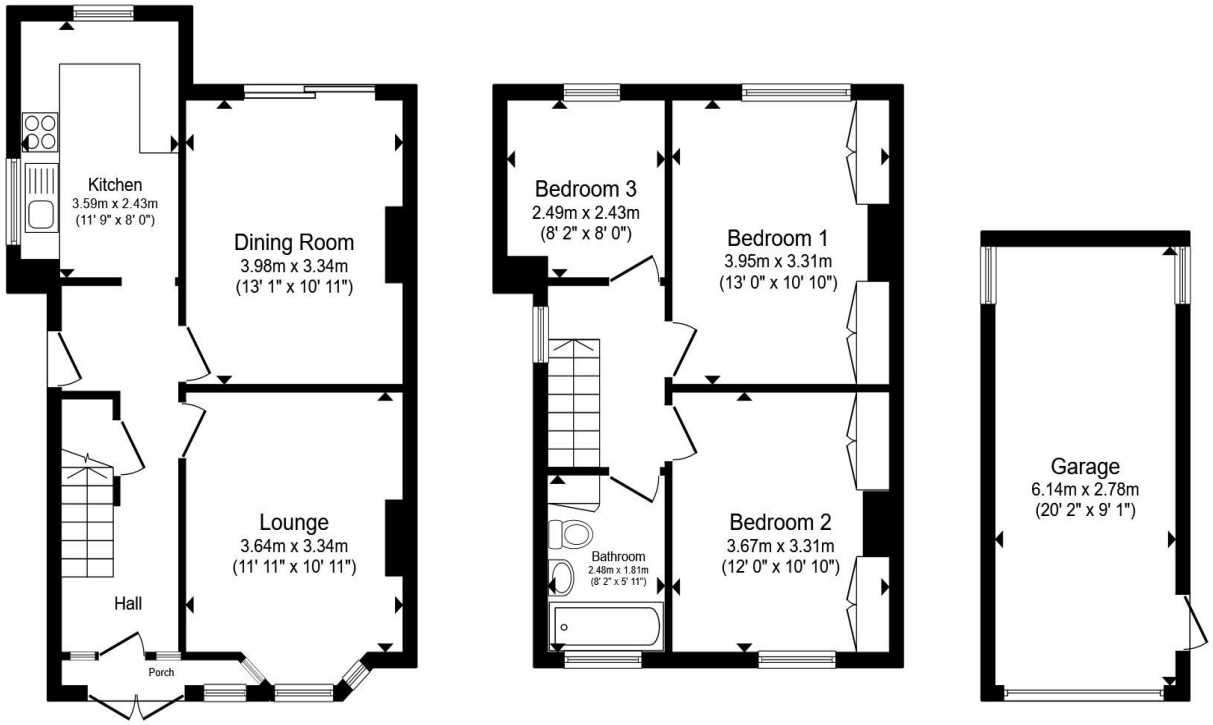
welcome to

The Crossway, Braunstone Leicester

- Generous rear garden
- Popular Braunstone Town location
- Detached garage
- Long driveway for multiple vehicles
-

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£260,000



Total floor area 105.9 m² (1,140 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
LHS121465 - 0006

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.

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