



Ravensworth Close, Hamilton Leicester LE5 1GH

welcome to

Ravenworth Close, Hamilton Leicester

A three-bedroom mid-terraced offering stylish and versatile accommodation, the property features a modern fitted kitchen, spacious lounge diner, downstairs cloakroom, three well-proportioned bedrooms, a contemporary family bathroom, private rear garden, and two allocated parking spaces

Entrance Hall

Door to the front, under stairs storage cupboard and radiator.

Lounge/Diner

Window to the rear, door to the rear garden, wooden flooring and radiator.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven, hob and fridge freezer. Window to the front.

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With WC and hand wash basin.

First Floor Landing

Radiator and loft access.

Bedroom One

Window to the front and radiator.

Bedroom Two

Window to the rear and radiator.

Bedroom Three

Window to the rear and radiator.

Bathroom

Bath with shower over, WC, hand wash basin, radiator towel rail and partially tiled.

Parking

The property benefits from having two allocated parking spaces at the rear of the property.

Front & Rear Of Property

To the front of the property is a small lawned garden with steps up to the front door. To the rear of the property is an easy to maintain garden laid to lawn with fenced boundaries.

Agent 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

Ravenworth Close, Hamilton Leicester

- Three-Bedroom Mid-Terraced
- Ever popular Hamilton Lea
- Modern Kitchen
- Spacious Lounge
- Private Rear Garden

Tenure: Leasehold EPC Rating: B

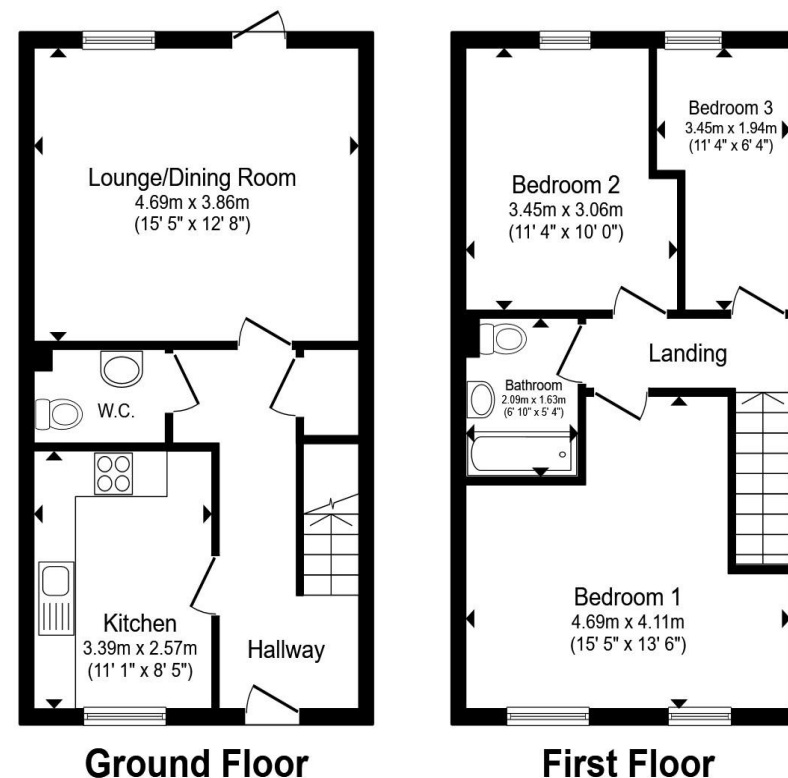
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£280,000



Total floor area 81.5 m² (877 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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Property Ref:
LHS121262 - 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.

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