



Fieldhouse Road,Leicester LE4 7QU

welcome to

Fieldhouse Road, Leicester

Well-maintained three-bedroom terraced home in Belgrave featuring two reception rooms, a downstairs shower room, family bathroom, driveway for multiple vehicles, and a generous multi-tiered rear garden with storage shed.



Entrance Porch

Door to the front.

Entrance Hall

Door to the front.

Lounge

Double glazed bay window to the front, gas fire and laminated flooring.

Dining Room

Patio doors to the rear, storage cupboard and laminated flooring.

Kitchen

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

Shower Room

Double glazed window to the rear, shower, WC, hand wash basin and fully tiled.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

Double glazed window to the front and carpeted.

Bedroom Two

Double glazed window to the rear and carpeted.

Bedroom Three

Double glazed window to the front and carpeted.

Bathroom

Double glazed window to the rear, bath with shower over, WC, hand wash basin and tiled floor.

Front & Rear Of Property

To the front of the property is a driveway providing off road parking. To the rear of the property is a generously sized, multi-tiered garden offering plenty of outdoor space to enjoy, along with a useful storage shed located at the rear of the plot.



view this property online williamhbrown.co.uk/Property/LHS121038



welcome to

Fieldhouse Road, Leicester

- Mid Terraced
- Three Bedrooms
- Two Reception Rooms
- Bathroom & Shower Room
- Off Road Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£295,000



view this property online williamhbrown.co.uk/Property/LHS121038



Property Ref:
LHS121038 - 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.



Please note the marker reflects the
postcode not the actual property



william h brown



0116 251 4131



Leicester@williamhbrown.co.uk



16-18 Halford Street, LEICESTER, Leicestershire,
LE1 1JB



williamhbrown.co.uk