



St. Austell Road, LEICESTER LE5 2RF

welcome to

St. Austell Road, LEICESTER

Three-bedroom terraced home in Thurnby Lodge, offered with no upward chain. Featuring a spacious lounge, kitchen across the rear, family bathroom, generous rear garden, and versatile outbuilding with rear access

Lounge

Double glazed window to the front and laminated floor.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob. Two windows to the rear and door to the rear.

First Floor Landing

Bedroom One

Double glazed window to the rear and carpeted.

Bedroom Two

Double glazed window to the front and laminated floor.

Bedroom Three

Double glazed window to the front, storage cupboard and carpeted.

Shower Room

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

Rear Of Property

To the rear of the property are easy to maintain garden with an outbuilding.

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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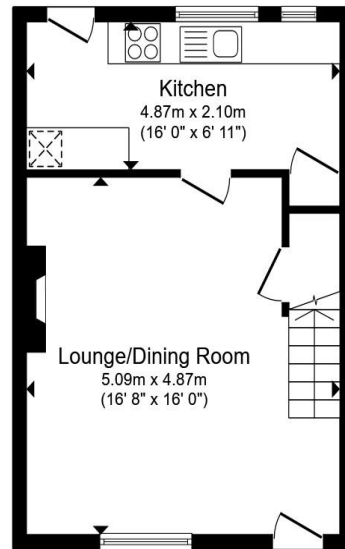
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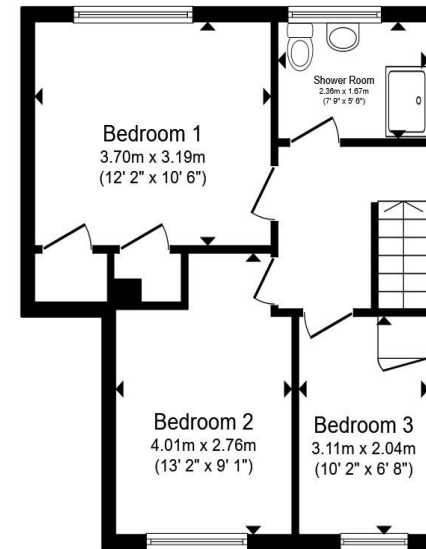
- Mid Terraced Home
- Three Bedrooms
- Spacious Rear Garden
- Versatile Outbuilding to Rear Garden
- No Upward Chain

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

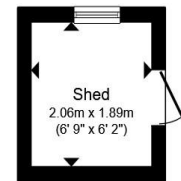
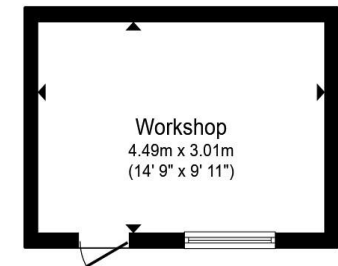
offers over
£230,000



Ground Floor



First Floor



Outbuilding

Total floor area 94.0 m² (1,012 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:
LHS121029 - 0005

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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