

**LOOK what's
coming onto
the market
soon...**



Sylvan Street, Leicester LE3 9GT

welcome to

Sylvan Street, Leicester

A two-bedroom end-terrace property offering two reception rooms, a fitted kitchen, downstairs WC, two double bedrooms, family shower room, an enclosed rear courtyard, and the added benefit of a private side passage exclusive to the property that provides added security.

Lounge

Door to the front, Window to the front, fire place, radiator and wooden flooring.

Dining Room

Window to the rear, under stairs storage cupboard, fire place, radiator and wooden flooring.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, tiled flooring, integrated oven, hob and extractor fan. Window to the side.

W C

Door to the side, WC, hand wash basin and fully tiled.

First Floor Landing

Radiator and carpeted.

Bedroom One

Window to the front, radiator and carpeted.

Bedroom Two

Window to the rear, storage cupboard, radiator and carpeted.

Bathroom

Window to the rear, shower cubicle, WC, hand wash basin, radiator and wooden flooring.

Front & Rear Of Property

Externally the property benefits from an enclosed front garden, secure and private side access and a low maintenance rear courtyard.

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

Sylvan Street, Leicester

- Two Double Bedroom End-Terrace Property
- Two Reception Rooms
- Fitted Kitchen
- Private Side Passage Exclusive to the Property
- Enclosed Rear Courtyard

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

offers in the region of

£195,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LHS121110 - 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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