

**FOR SALE**  
**Browning Street**  
**Leicester**  
**LE3 0JJ**



**ASKING PRICE: £155,000**

- A Three Bedroom Mid Terraced Property Requiring Modernisation
- Conveniently Located Near To Narborough Road
- Suitable For Developers & Investors
- Entrance Hall, Lounge, Kitchen, Utility Room, Washroom & Three Bedrooms
- Low Maintenance Rear Yard
- Gas Central Heating
- Offered With No Upward Chain



## Location

This property is located between Harrow Road and Upperton Road, which is just off Narborough Road in the area of Westcotes. The property benefits from being in close proximity to an array of everyday amenities including local health centres, convenience stores, places of worship, local schooling and much more. The area is serviced by frequent bus links to and from areas of Leicester and nearby motorway links such as the M1 and M69.

## Description

A three-bedroom mid terraced property suitable for buyers seeking a project or investors.

The accommodation offers; an entrance hall, front lounge, spacious kitchen, utility room with a shower cubicle and access to the washroom. To the first floor, three well proportioned bedrooms. Externally, the property benefits from a low maintenance rear enclosed yard.

## Accommodation

*All measurements are approximate:*

### Ground Floor

#### Entrance Hall

Door to front, pendant light fitting.

#### Reception Room One - 11' 4" x 9' 4" (3.45m x 2.84m)

Window to front, radiator, power points, pendant light fitting.

#### Kitchen - 14' 10" x 11' 11" (4.52m x 3.63m)

Window to rear, wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, four burner induction hob, electric oven, fridge, tile splashback surrounds, radiator, power points, pendant light fitting, door to stairs.

#### Utility Room - 7' 7" x 7' 5" (2.31m x 2.26m)

Door to rear garden, shower cubicle, power points, pendant light fitting.

#### Washroom - 7' 7" x 5' 1" (2.31m x 1.55m)

Window to side, low level WC, pedestal wash hand basin, boiler, radiator, pendant light fitting.

### First Floor

#### Bedroom One - 11' 11" x 11' 4" (3.63m x 3.45m)

Window to front, radiator, power points, pendant light fitting.

#### Bedroom Two - 12' 3" x 9' 4" (3.73m x 2.84m)

Window to rear, airing cupboard, radiator, power points, pendant light fitting.

#### Bedroom Three - 12' 7" x 7' 7" (3.83m x 2.31m)

Window to rear, radiator, power points, pendant light fitting.

## Outside

Rear enclosed yard with two outbuildings.

## Tenure

Freehold.

## EPC

Band F.

## Council Tax

The property falls within Band A.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Local Authority

Leicester City Council.

## Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 826 sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other levels are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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