





**Bridge Road,LEICESTER LE5 3LB**

william h brown

*welcome to*

# Bridge Road, LEICESTER

A four-bedroom terraced home on Bridge Road, New Humberstone, offered with vacant possession and no upward chain. Comprising two reception rooms, kitchen, ground floor bathroom, three first-floor bedrooms and a loft-converted fourth bedroom.

**Lounge**
Double glazed bay window to the front and hardwood flooring

**Dining Room**
Double glazed window to the rear and hardwood flooring.

**Kitchen**
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob. Double glazed window to the side.

**Wet Room**
Double glazed window to the side, shower, WC and hand wash basin.

**First Floor Landing**
With stairs rising from the ground floor.

**Bedroom One**
Double glazed window to the front and hardwood flooring.

**Bedroom Two**
Double glazed window to the rear, integrated storage and hardwood flooring.

**Bedroom Three**
Double glazed window to the rear and hardwood flooring.

**W C**
With WC

**Second Floor Landing**

**Bedroom Four**
Velux window and integrated storage.

**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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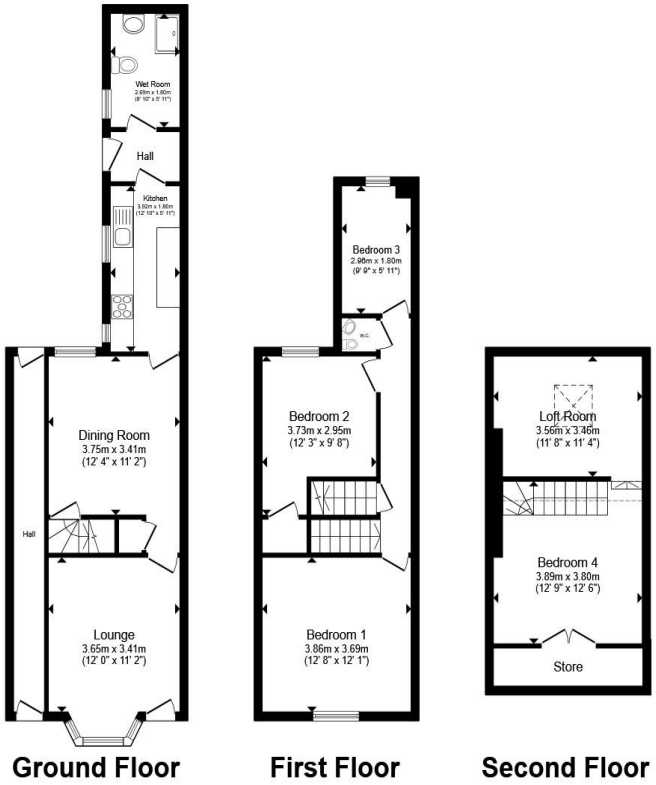
# Bridge Road, LEICESTER

- Mid Terraced
- Four Bedrooms
- Two Reception Rooms
- New Humberstone Location
- No Upward Chain

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

offers over

## £265,000




Total floor area 121.4 m² (1,307 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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The Property Ombudsman

Property Ref:
LHS121332 - 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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