



Oliver Road, Leicester LE4 7GQ

welcome to

Oliver Road, Leicester

A well-presented three-bedroom semi-detached home on Oliver Road, Rushy Mead, featuring generous living space with high ceilings, a fitted kitchen with garden access, and a stunning top-floor bedroom with en-suite and Juliet balcony overlooking the enclosed rear garden.

Lounge

Window to the front, window to the rear, fireplace. three TV points and two radiators.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit and space for appliances. Window to the rear, window to the side and door to the side.

First Floor Landing

Stairs rising from the ground floor.

Bedroom One

Window to the front, TV point and radiator.

Bedroom Two

Window to the rear, TV point and radiator.

Bathroom

Window to the rear, bath with shower over, WC and hand wash basin.

Second Floor Landing

Window to the front and Juliet balcony to the rear.

Bedroom Three

Window to the front, Juliet balcony to the rear and TV point

En-Suite

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

Rear Of Property

To the rear of the property is an enclosed garden laid to lawn with a paved area. The rear garden has a private locked entry.

Agents Note

The Vendor has advised that the property has insulated plasterboard through the ground and first floor and Cellatex insulation on top floor. The ground floor has full insulation under the floor . Solid concrete floor .

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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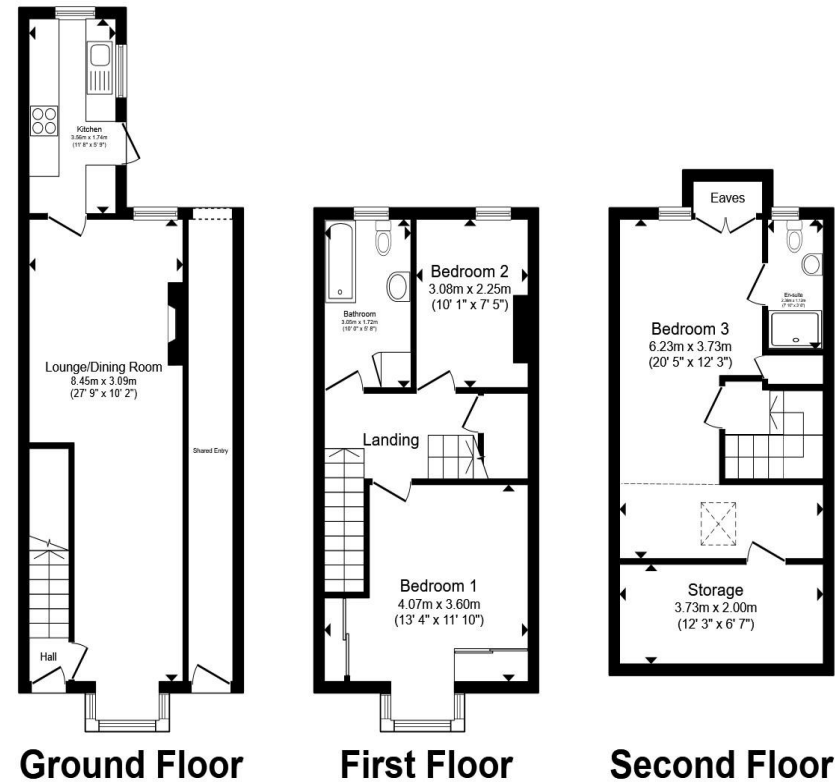
welcome to

Oliver Road, Leicester

- Three Bedrooms
- High Ceiling Lounge
- Fitted Kitchen
- En-Suite
- Enclosed Rear Garden

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

offers in the region of
£300,000



Total floor area 110.7 m² (1,192 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:
LHS120747 - 0009

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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