



**Amy Street, Leicester LE3 2FA**

**welcome to**

## **Amy Street, Leicester**

A lovely semi-detached home on Amy Street, featuring a spacious lounge, modern kitchen, three good-sized bedrooms and a four-piece bathroom suite. With a large front garden, extensive driveway, landscaped rear garden and excellent commuting routes to the city centre and major motorways.

### **Entrance Hall**

UPVC door to the front.

### **Lounge**

Window to the front, wooden flooring, usb sockets and radiator.

### **Kitchen**

Fitted kitchen comprising of wall and base units with stone work surfaces over, sink drainer unit, modern combi boiler, integrated oven and hob. Double doors to the rear and UPVC door to the side.

### **First Floor Landing**

Window to the side.

### **Bedroom One**

Window to the front, mirrored fitted wardrobe and radiator.

### **Bedroom Two**

Window to the rear and radiator.

### **Bedroom Three**

Window to the front and radiator.

### **Bathroom**

Fitted with a four piece suite comprising of bath, shower cubicle, WC, vanity hand wash basin, radiator towel rail and partially tiled. Window to the rear.

### **Front & Rear Of Property**

Set on a large multi use corner garden plot creating an exciting space for entertaining and relaxation. There is also an extensive driveway providing ample off-road parking.





***view this property online*** [williamhbrown.co.uk/Property/LHS120236](http://williamhbrown.co.uk/Property/LHS120236)



welcome to

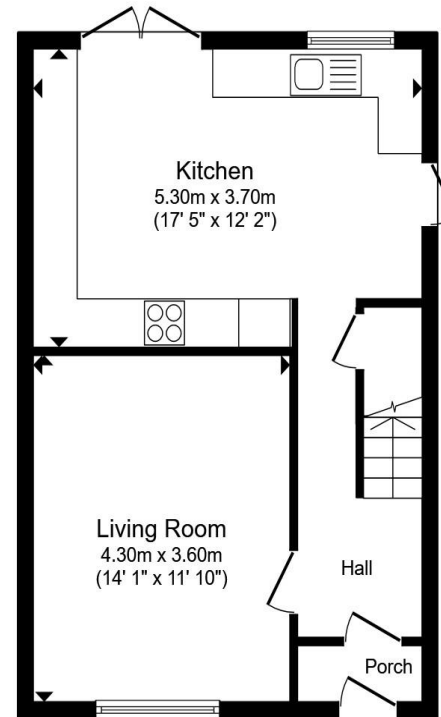
## Amy Street, Leicester

- Spacious Lounge with Wooden Flooring
- Modern Fitted Kitchen
- Three Generously Sized Bedrooms
- Four-Piece Bathroom Suite
- Excellent Commuting Routes and Large Corner Plot

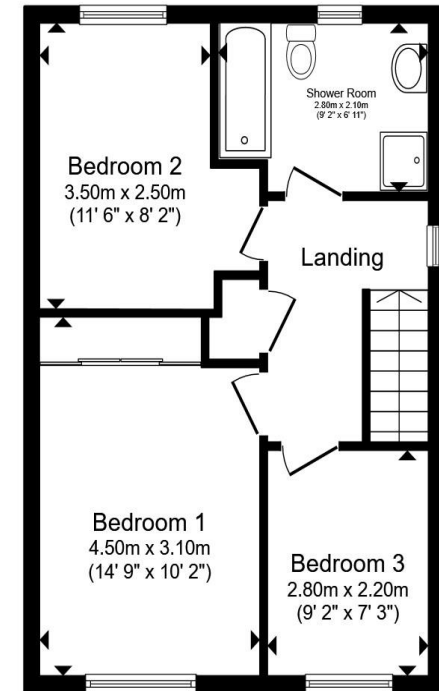
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£270,000**



**Ground Floor**



**First Floor**

Total floor area 85.8 m<sup>2</sup> (924 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](http://www.propertybox.io)

  
william  
h brown

**view this property online** [williamhbrown.co.uk/Property/LHS120236](http://williamhbrown.co.uk/Property/LHS120236)



Property Ref:  
LHS120236 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**0116 251 4131**



[Leicester@williamhbrown.co.uk](mailto:Leicester@williamhbrown.co.uk)



16-18 Halford Street, LEICESTER, Leicestershire,  
LE1 1JB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**