





Canterbury Terrace,LEICESTER LE3 1AA

william h brown

welcome to

Canterbury Terrace, LEICESTER

Three-bedroom end-terraced home in the popular Westcotes area. Featuring three reception rooms, an extended open-plan living/dining space, downstairs WC, converted garage and rear garden. Ready to move straight into and enjoy.

Entrance Porch
Door to the front.

Entrance Hall
Door to the front.

W C
WC and hand wash basin.

Store Cupboard
Living Room
Double glazed bay window to the front and laminate flooring.

Open Plan Dining Room
Access to rear lounge.

Lounge
Double glazed window to the rear, door to the side and laminate flooring.

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

First Floor Landing
Double glazed window to the side.

Bedroom One
Double glazed window to the rear and laminate flooring.

Bedroom Two
Double glazed bay window to the front, fitted wardrobes and laminate flooring.

Bedroom Three
Double glazed window to the front and laminate flooring.

Shower Room
Double glazed window to the rear, shower cubicle, WC and hand wash basin.

Converted Garage
With laminate flooring.

Rear Of Property
To the rear of the property is a east to maintain garden with side access.

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

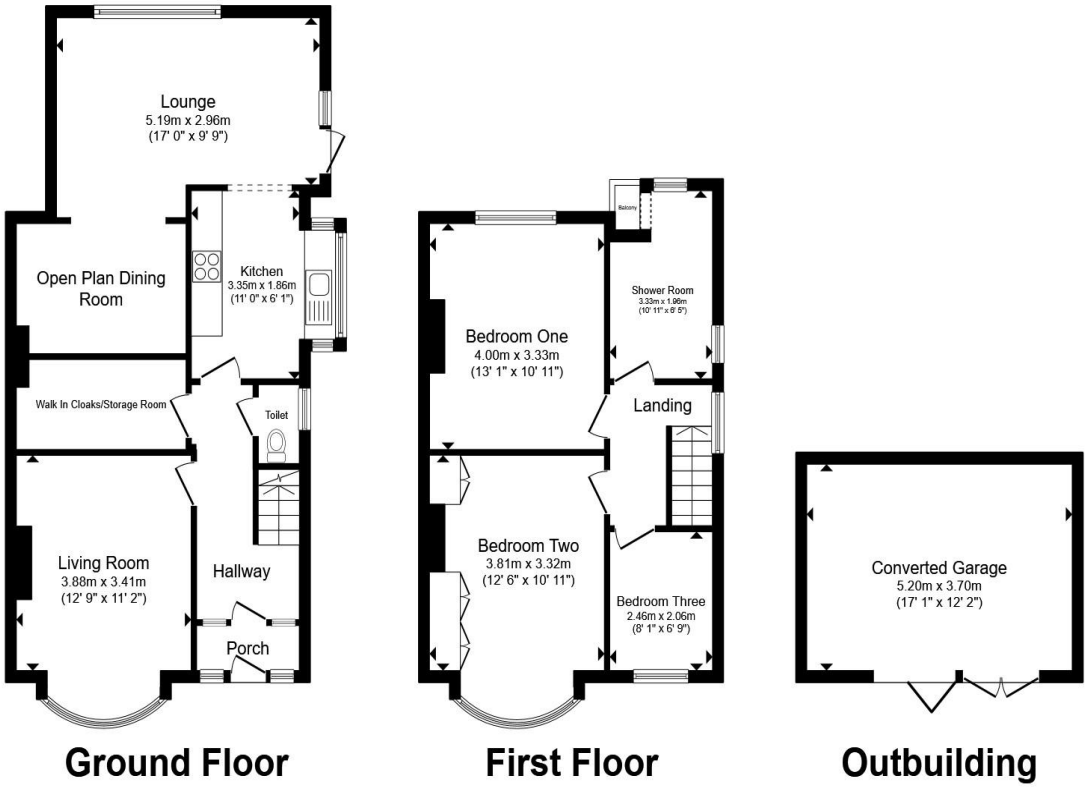
Canterbury Terrace, LEICESTER

- Three Bedroom Semi Detached
- Extended Open-Plan Living & Dining Space
- Popular Westcotes Location
- Ready To Move Straight Into
- Ideal First-Time Buy Or Family Home

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over

£325,000



Total floor area 110.4 m² (1,188 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:
LHS121336 - 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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