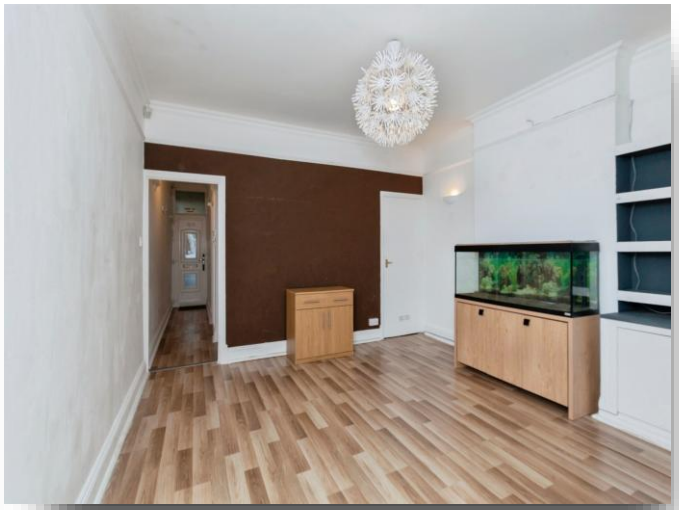

Walton Villa Walton Street,Leicester LE3 0DX

william h brown

welcome to

Walton Villa Walton Street, Leicester

Discover this spacious and functional three-bedroom terraced house just off Narborough Road in Leicester's vibrant West End. The property offers two reception rooms, a modern kitchen, utility area, and bathroom on the ground floor, with three bedrooms and an additional bathroom upstairs

Entrance Hall
Door to the front and insulated hardwood flooring

Reception Room One
Double glazed bay window to the front and insulated hardwood flooring

Reception Room Two
Double glazed window to the rear, under stairs storage cupboard and insulated hardwood flooring

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

Utility Area
Built in storage copboards, room for a washing machine and dryer, tiled flooring, access to the garden and the bathroom.

Bathroom
Double glazed window to the side, bath with shower over, toilet and hand wash basin,

First Floor Landing
With stairs rising from the ground floor.

Bedroom One
Double glazed window to the front, fitted wardrobes and insulated hardwood flooring

Bedroom Two
Double glazed window to the rear and insulated hardwood flooring

Bedroom Three
Double glazed window to the rear and insulated hardwood flooring

Shower Room
Double glazed window to the side, shower cubicle, toilet and hand wash basin.

Front & Rear Of Property
To the front of the property is a small walled garden. To the rear of the property is an easy to maintain garden with a side gate. An automatic watering system services both the front and rear gardens.

Agents Note
The Vendor has advised that there is a wired alarm, wiring for CCTV cameras is preinstalled and the property has electronic locks.

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welcome to

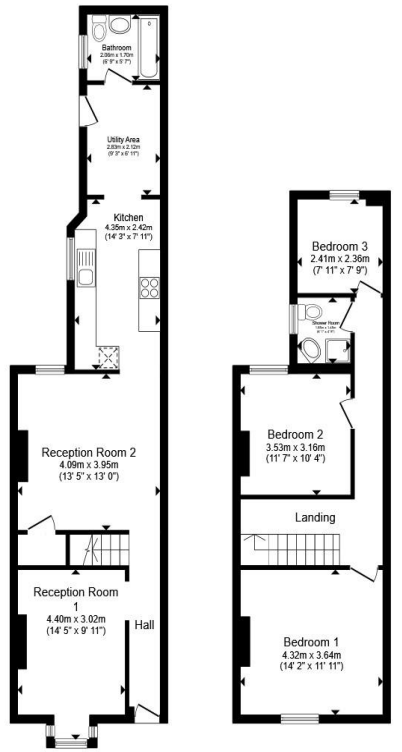
Walton Villa Walton Street, Leicester

- Mid Terraced
- Two Reception Rooms
- Modern kitchen
- Utility Area
- Close To Local Amenities

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

guide price

£230,000



Total floor area 101.3 m² (1,090 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:
LHS120013 - 0006

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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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.