



Trueway Road, Leicester LE5 5UG

welcome to

Trueway Road, Leicester

A substantial six-bedroom semi-detached family home located on the sought-after Trueway Road. Offering generous living accommodation across three floors, the property features multiple reception rooms, a large kitchen diner, driveway, garage access, and a spacious rear garden.

Entrance Hall

Door to the front and radiator.

W C

Window to the side and WC.

Reception Room One

Bay window to the front and radiator.

Reception Room Two

French doors to the rear and radiator.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator and space for appliances. Door to the front and door to the garage

Wet Room

With panelled walls, shower, hand wash basin and radiator.

First Floor Landing

Stairs rising from the ground floor

Bedroom One

Bay window to the front and radiator

Bedroom Two

Window to the rear fitted wardrobe and radiator

Bedroom Three

Window to the front and radiator

Bedroom Four

Window to the rear and radiator

Bedroom Five

Window to the front and radiator

Bathroom

Window to the rear, corner bath,, WC and radiator

Second Floor Landing

Stairs rising from the first floor

Bedroom Six

two velux windows to the rear, one velux window to the front and radiator

Front & Rear Of Property

To the front of the property is a driveway leading to the integral garage. To the rear of the property is a garden laid to lawn with a patio.

Agents Note

We have been unable to verify if Building Regulation Certification has been provided for the loft conversion to the property. We ask that you satisfy yourself in this regard before proceeding

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.





view this property online williamhbrown.co.uk/Property/LHS120807



welcome to

Trueway Road, Leicester

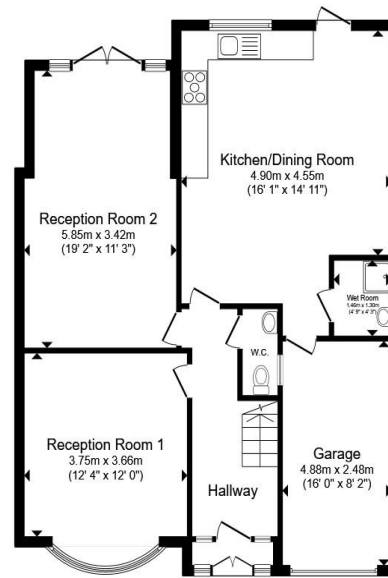
- Six-bedroom semi-detached
- Popular Ways development, Evington
- Two reception rooms & large kitchen diner
- Ground-floor WC and wet room
- Driveway, garage access & rear garden

Tenure: Freehold EPC Rating: C

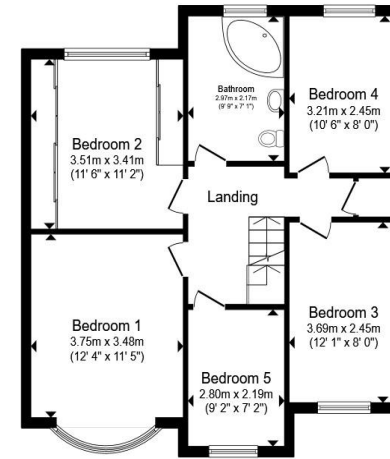
Council Tax Band: E

offers over

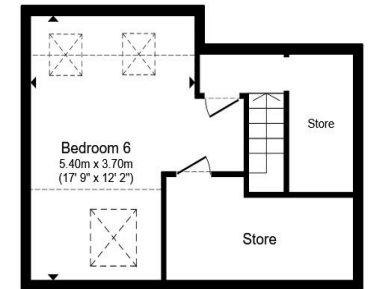
£525,000



Ground Floor



First Floor



Second Floor

Total floor area 187.9 m² (2,022 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


william
h brown

view this property online williamhbrown.co.uk/Property/LHS120807



Property Ref:
LHS120807 - 0010

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



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



williamhbrown.co.uk