

**LOOK what's
coming onto
the market
soon...**

**for
sale**

?

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and to register your interest**

Townsend Close, Leicester LE4 7RW


**william
h brown**

welcome to

Townsend Close, Leicester

Three-Bedroom Semi-Detached Home in Popular Rushey Mead

Recently renovated throughout, this well-presented three-bedroom semi-detached property features a modern fitted kitchen with integrated gas hob, oven and fridge freezer, double glazing, a large rear garden, single garage and driveway.

Entrance Hall

Double glazed front door and central heating in the hallway.

Lounge/Diner

Double glazed window and french door leading into the rear garden.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated gas hob, oven and fridge freezer. Spotlights on the ceiling.

First Floor Landing**Bedroom One**

Double glazed window and radiator.

Bedroom Two

Double glazed window and radiator.

Bedroom Three

Double glazed window and radiator.

Bathroom

Double glazed window shower cubicle, WC, hand wash basin and radiator.

Garage**Front & Rear Of Property**

To the front of the property is an easy to maintain garden and a driveway providing off road parking. To the rear of the property is an easy to maintain garden laid to lawn.

Agent 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

Townsend Close, Leicester

- Semi-Detached
- Three Bedrooms
- Fitted Kitchen
- Front Rear Gardens
- Garage & Driveway

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

£375,000

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Property Ref:
LHS121163 - 0002

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.



Please note the marker reflects the
postcode not the actual property



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