



Thornborough Way, Hamilton Leicester LE5 1AX

welcome to

Thornborough Way, Hamilton Leicester

A beautifully presented three-bedroom mid--terrace featuring a spacious lounge/diner, modern kitchen and stylish bathroom. The property also offers a landscaped rear garden and allocated parking, making it ideal for first-time buyers, families, or investors.

Entrance Hall

Door to the front

Lounge

Window to the rear, French doors to the rear and two radiators.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, feature wall, wooden flooring, integrated oven, hob, microwave and dishwasher,

First Floor Landing

Loft access

Bedroom One

Window to the rear, wooden flooring and radiator

Bedroom Two

Window to the front and radiator

Bedroom Three

Window to the front, wooden flooring and radiator

Bathroom

Window to the rear, walk in shower, WC, vanity hand wash basin and radiator

Parking

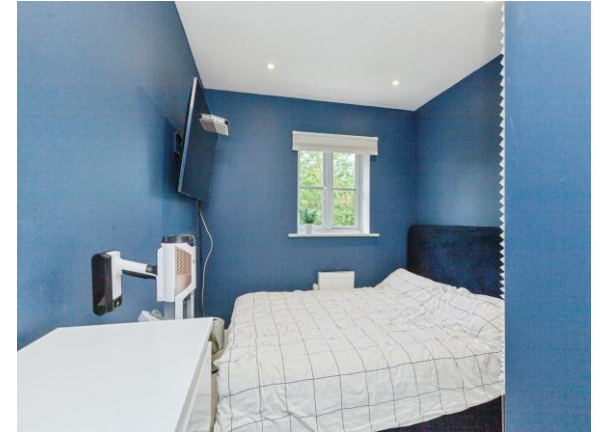
The property benefits from allocated parking.

Rear Of Property

To the rear of the property is a landscaped garden with electricity power.

Agents Note

The vendor has advised that the boiler still has 2 years warranty on it. Any prospective buyer is advised to clarify this information with their legal representative.





view this property online williamhbrown.co.uk/Property/LHS120791



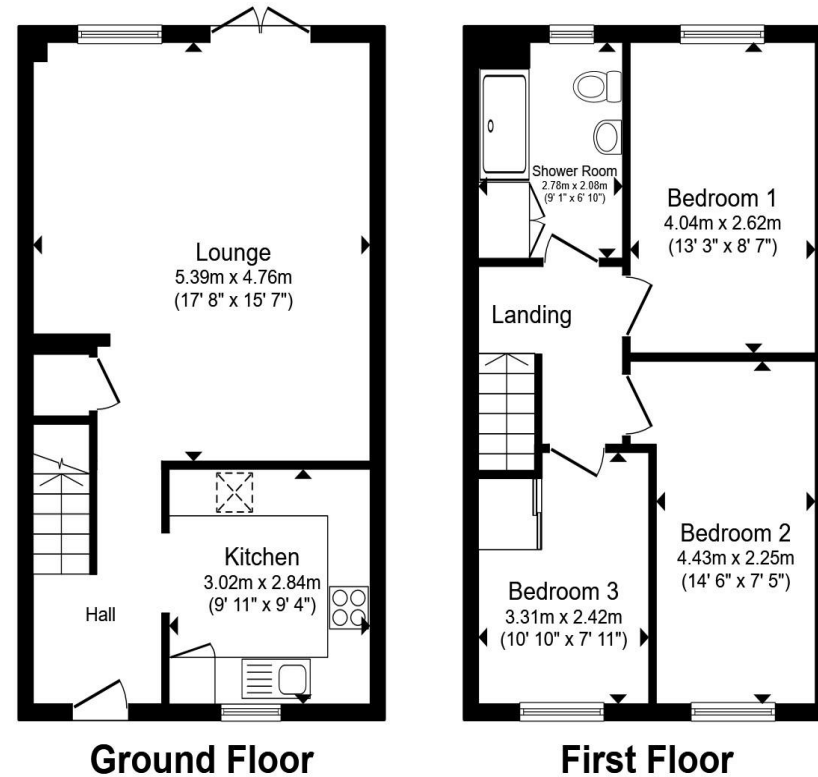
welcome to

Thornborough Way, Hamilton Leicester

- Mid Terraced
- Three Bedrooms
- Modern Fitted Kitchen
- Landscaped Rear Garden
- Allocated Parking

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

offers over
£280,000



Total floor area 81.0 m² (872 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/LHS120791



Property Ref:
LHS120791 - 0007

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