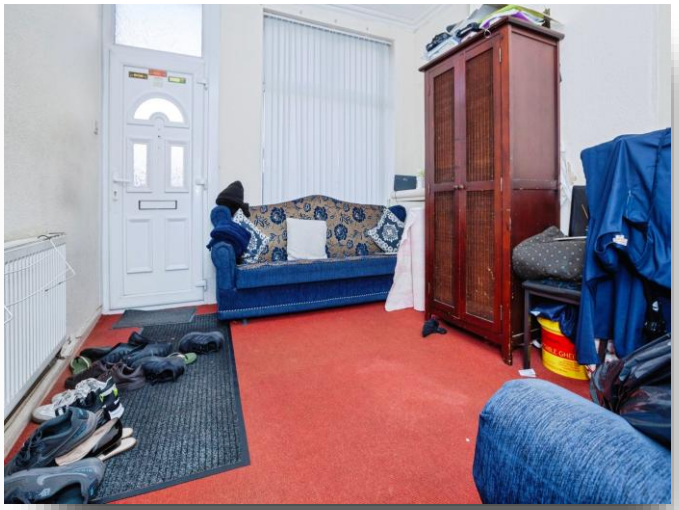






Upper Charnwood Street,Leicester LE2 0AW

william h brown

welcome to

Upper Charnwood Street, Leicester

Two-bedroom terraced property located in the popular Highfields area of Leicester, offered for sale with a tenant in situ. Featuring two reception rooms, kitchen, downstairs bathroom, two bedrooms and a first-floor bathroom, making it an ideal investment opportunity.

Lounge
Double glazed window to the front and carpeted.

Dining Room
Double glazed window to the rear and carpeted

Kitchen
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit and space for appliances.

Shower Room
Shower cubicle, WC, hand wash basin and fully tiled.

First Floor Landing
With stairs rising to the first floor.

Bedroom One
Double glazed window to the front and carpeted.

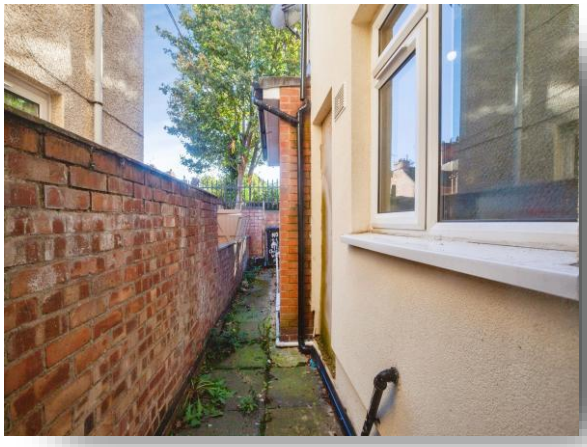
Bedroom Two
Double glazed window to the rear, storage cupboard and carpeted.

Bathroom
Bath with shower over, WC and hand wash basin.

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.









welcome to

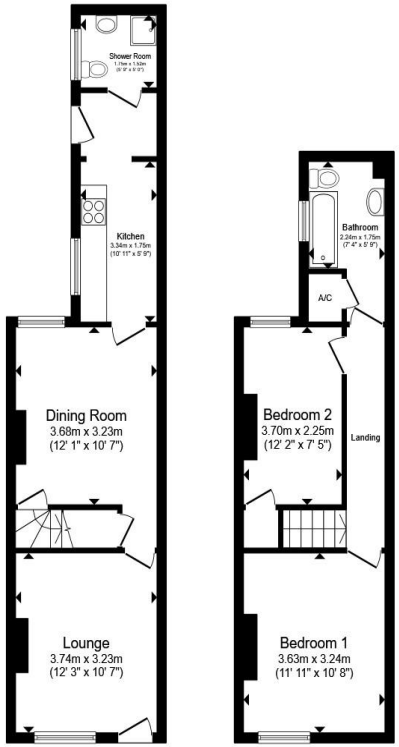
Upper Charnwood Street, Leicester

- Mid Terraced
- Two Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Ideal Investment Opportunity

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

offers in excess of

£220,000



Total floor area 71.9 m² (774 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:
LHS121279 - 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.

william h brown

0116 251 4131

Leicester@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.