

Welford Road,LEICESTER LE2 6BJ

Not for marketing purposes INTERNAL USE ONLY

welcome to

Welford Road, LEICESTER

A fully renovated two-bedroom terraced home ideally located close to local shops and Leicester University. The property offers two reception rooms, a fitted kitchen, family bathroom, and an enclosed rear garden with shed and outside W.C. Benefiting from double glazing and central heating.

Entrance Hall
A welcoming entrance hall accessed via a double-glazed front door, featuring central heating and providing access to the dining room and main lounge. This bright and practical space creates an inviting first impression and serves as the central hub of the home.

Front Reception Room
A bright and versatile front reception room featuring central heating and a double-glazed window overlooking the front aspect. Offering ample space for a range of furnishings, this well-proportioned room can be used as a comfortable lounge, formal sitting room, or dining room to suit a variety of lifestyles. Ideal for both everyday living and entertaining guests

Lounge
A spacious and comfortable lounge featuring central heating and a double-glazed window overlooking the rear of the property, allowing for plenty of natural light while offering pleasant views of the garden. This inviting reception room provides an ideal space for relaxation and everyday family living.

Kitchen
A well-appointed kitchen fitted with a range of wall and base units, complemented by work surfaces and space for appliances. The room benefits from central heating, a double-glazed window overlooking the rear aspect, and a double-glazed door providing access to the rear garden. Additionally, the kitchen houses a Worcester Bosch boiler, offering an efficient and reliable heating and hot water system. A practical and functional space, ideal for everyday cooking and household tasks.

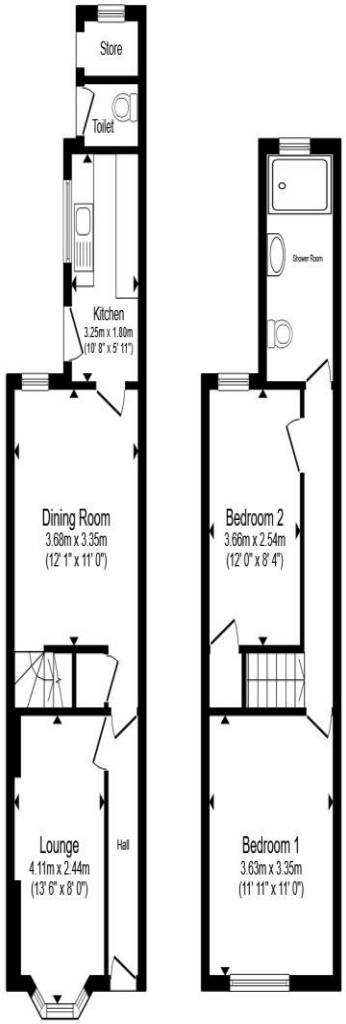
Bedroom 1
A generously sized double bedroom featuring central heating and a double-glazed window overlooking the front aspect. This bright and comfortable room offers ample space for bedroom furniture, making it an ideal principal bedroom with plenty of natural light.

Bedroom 2
A well-proportioned bedroom benefiting from central heating and a double-glazed window overlooking the rear of the property. This bright and comfortable room offers a pleasant outlook and ample space for bedroom furniture, making it ideal as a guest room, children's bedroom, or home office.

Family Bathroom
A practical family bathroom fitted with a low-level W.C., wash hand basin, and shower cubicle. The room benefits from central heating and a double-glazed window, providing natural light and ventilation. A functional and well-presented space designed to meet the needs of modern family living.

Rear Garden
The property benefits from an enclosed rear garden, providing an excellent outdoor space for relaxing, entertaining, or gardening. The garden also features a useful storage shed and an external W.C., adding further practicality and convenience for everyday use.

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."



Total floor area 71.4 m² (769 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





welcome to

Welford Road,

LEICESTER

- Fully Renovated
- Two Bedrooms
- Rear garden
- University location
- On-street parking

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



£230,000

check out more properties at williamhbrown.co.uk

The Property Ombudsman

Property Ref:
OAD109074 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY

0116 271 9671

oadby@williamhbrown.co.uk

42 The Parade, Oadby, LEICESTER,
Leicestershire, LE2 5BF

williamhbrown.co.uk