



Sylvan Street, Leicester LE3 9GU

welcome to

Sylvan Street, Leicester

Charming mid-terraced house in Newfoundpool, Leicester. This 3-bedroom home features 2 reception rooms, a kitchen, and a ground-floor bathroom. Enjoy a palisaded front and a rear yard accessible via a shared alleyway. Perfect for families or investors.



Lounge

11' 5" x 11' 4" (3.48m x 3.45m)

A bay window to the front and a radiator.

Dining Room

12' 4" x 11' 4" (3.76m x 3.45m)

A window to the rear and a radiator.

Kitchen

12' 4" x 5' 10" (3.76m x 1.78m)

A window to the side, fitted wall and base units and a combi boiler.

Bathroom

A bath with wall-mounted shower, a window to the side, a WC, a handwash basin and a radiator.

Bedroom One

11' 4" x 12' 11" (3.45m x 3.94m)

A window to the front and a radiator.

Bedroom Two

12' 6" x 10' (3.81m x 3.05m)

A window to the rear, a radiator and an integrated storage cupboard.

Bedroom Three

10' x 11' 8" (3.05m x 3.56m)

A window to the rear and a radiator.

Front & Rear Garden



view this property online williamhbrown.co.uk/Property/LHS119092

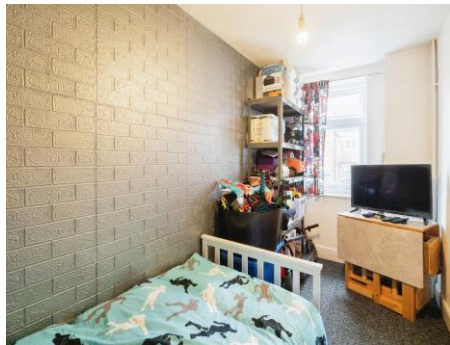


welcome to Sylvan Street, Leicester

- Terraced
- Modern Kitchen
- Three Bedrooms
- Private Yard
- Ideal Location

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

offers over
£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS119092



Property Ref:
LHS119092 - 0008

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