



Yarrow Close, Hamilton LEICESTER LE5 1TB

welcome to

Yarrow Close, Hamilton LEICESTER

Set in the popular area of Hamilton LE5 with great access to the city centre and motorway links this three bedroom property is ideal for a small family, first time buyer and investors

Entrance Hall

Door to the side and radiator.

Lounge

Window to the front and radiator.

Breakfast Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, breakfast bar, integrated oven, hob and fridge. Window to the rear and door to the rear.

First Floor Landing

Loft access

Bedroom One

Window to the front, fitted wardrobes and radiator.

Bedroom Two

Window to the rear, fitted wardrobes and radiator.

Bedroom Three

Window to the front, fitted units and radiator.

Bathroom

Window to the rear, bath with shower over, WC and hand wash basin

Front & Rear Of Property

To the front of the property is a driveway with car port and front garden area. To the rear of the property is a lovely rear enclosed garden with it's own bar





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welcome to

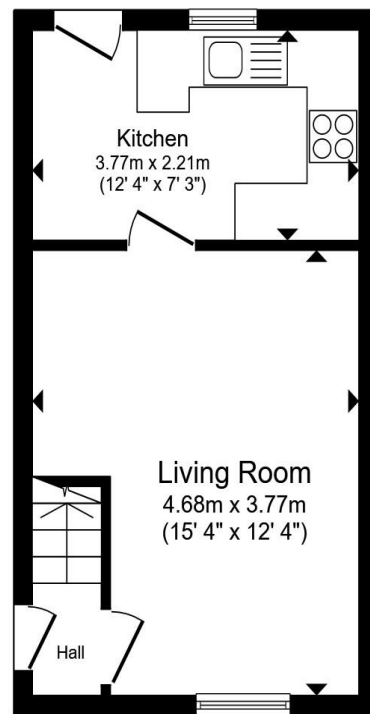
Yarrow Close, Hamilton LEICESTER

- Popular LE5 Area
- Three bedrooms
- Rear Garden with bar
- Driveway and Car Port
- Three Bedrooms

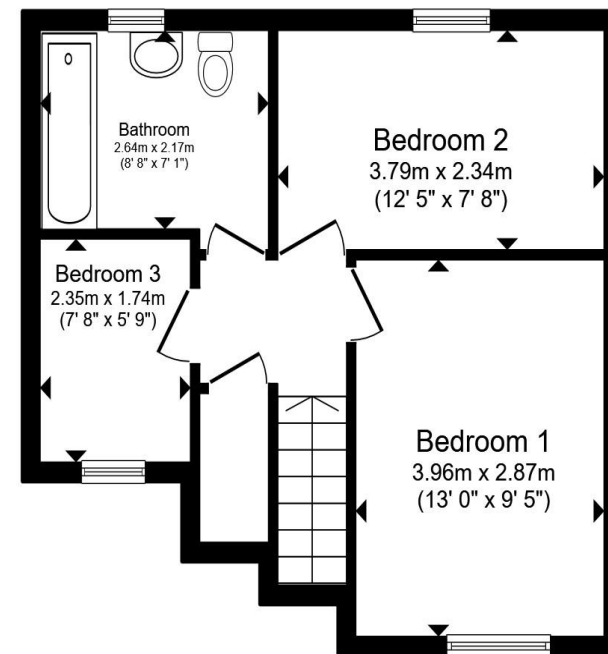
Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over

£270,000



Ground Floor



First Floor

Total floor area 63.1 m² (679 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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Property Ref:
LHS121016 - 0003

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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