



Hopefield Road, Leicester LE3 2BL

welcome to

Hopefield Road, Leicester

Well-presented two-bedroom mid-terrace property in a great location, ideal for investors or first-time buyers. Features include a lounge, dining room, kitchen, and bathroom with separate shower cubicle. Benefits from gas central heating, double glazing, and a rear yard.



Lounge

13' 10" x 11' 3" (4.22m x 3.43m)

Bay window to the front and radiator.

Dining Room

11' 10" x 11' 3" (3.61m x 3.43m)

Window to the rear and radiator.

Kitchen

12' 10" x 5' 11" (3.91m x 1.80m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob.

Utility Room

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

12' x 12' 11" (3.66m x 3.94m)

Bay window to the front & radiator.

Bedroom Two

11' 11" x 10' (3.63m x 3.05m)

Window to the rear, storage cupboard & radiator.

Bathroom

Window to the rear, shower cubicle, WC, hand wash basin and radiator.

Outbuilding

Brick built shed attached to the rear of the property.

Rear Of Property

To the rear of the property is an easy to maintain yard.



view this property online williamhbrown.co.uk/Property/LHS119931



welcome to

Hopefield Road, Leicester

- Two Bedrooms
- Two Reception Rooms
- Double Glazed Throughout
- Kitchen with Rear Yard
- Great Location for Investors or First-Time Buyers

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

offers in the region of

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS119931



Property Ref:
LHS119931 - 0009

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