



Mortimer Way, Leicester LE3 1GR

welcome to

Mortimer Way, Leicester

Well maintained three bedroom end terrace on Mortimer Way, Braunstone. Offering entrance hall, front lounge, open plan kitchen/diner, first floor bathroom and a good size mature rear garden with well-established fruit trees. Ideal for first time buyers or investors.

Entrance Hall

Door to the front.

Lounge

Double glazed window to the front, gas fire and laminate flooring.

Kitchen/Diner

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, laminate flooring and space for appliances. Double glazed window to the rear and patio door to the garden.

First Floor Landing

Storage cupboard and laminate flooring.

Bedroom One

Double glazed window to the rear, storage cupboard and laminate flooring,

Bedroom Two

Double glazed window to the front and laminate flooring,

Bedroom Three

Double glazed window to the rear, storage cupboard and laminate flooring,

Shower Room

Double glazed window to the rear, walk in shower, WC and hand wash basin.

Rear Of Property

To the rear of the property is a mature garden with well-established fruit trees and side access.

Agents Note One

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Agents Note Two

The vendor has advised that asbestos was discovered in the pantry on the ground floor and was successfully removed by the council. Any prospective buyer is advised to clarify this information with their legal representative.

Agents Note Three

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.





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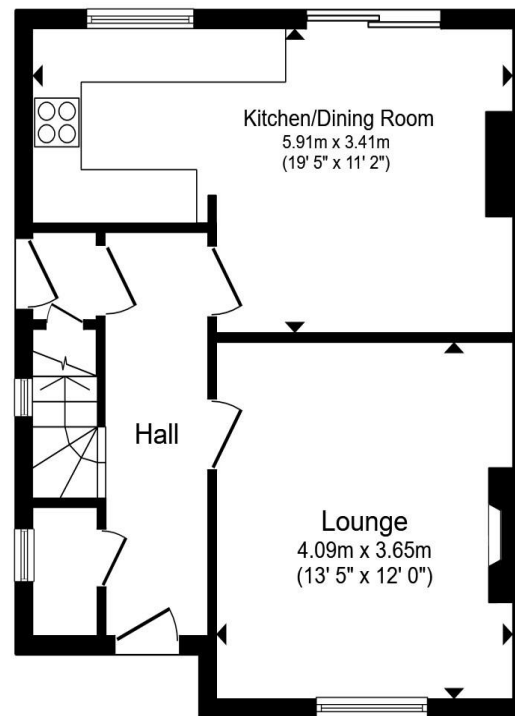
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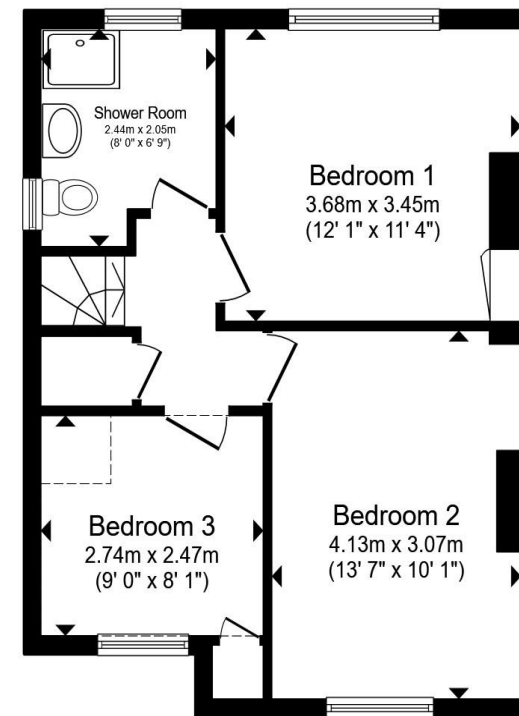
- End-terraced
- Three bedrooms
- Open plan kitchen/diner
- Well maintained throughout
- Good sized mature rear garden

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

offers over
£240,000



Ground Floor



First Floor

Total floor area 85.7 m² (922 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:
LHS120844 - 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