



Browning Street, Leicester LE3 0JL

welcome to

Browning Street, Leicester

Beautifully renovated three-bedroom terrace located in Westcotes. The ground floor offers two reception rooms, a new kitchen, and a newly fitted bathroom. Upstairs features three well-sized bedrooms. Fully modernised throughout, this move in ready home is ideal for first-time buyers or investors.

Lounge

Double glazed window to the rear, access to the stairs and carpeted.

Dining Room

Double glazed window to the front and carpeted.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, fridge freezer and integrated appliances. Double glazed window to the side.

Bathroom

Double glazed window to the side, bath with shower over, WC, hand wash basin and tiled throughout.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

Double glazed window to the front and carpeted.

Bedroom Two

Double glazed window to the rear and carpeted.

Bedroom Three

Double glazed window to the rear and carpeted.

Agents 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.





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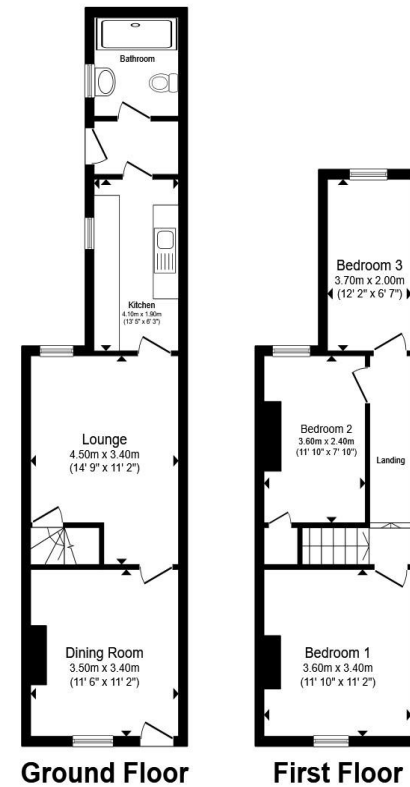
welcome to

Browning Street, Leicester

- Fully Refurbished Throughout
- New Kitchen & Bathroom
- Two Spacious Reception Rooms
- Three Bedrooms
- Popular Westcotes Location

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

offers over
£210,000



Total floor area 79.6 m² (856 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:
LHS120450 - 0006

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