

Mereworth Close,Leicester LE5 0NS

william h brown

welcome to

Mereworth Close, Leicester

INVESTORS ONLY. A three bedroom end terraced property offering an entrance hall, WC, lounge and kitchen, three bedrooms and a bathroom. The property benefits from having allocated parking and a garage located in a block. To the rear of the property is an easy to maintain garden.

Entrance Hall
Door to the front.

W C
Window to the front and WC.

Lounge/Dining Room
Window to the front, patio door to the rear and radiator.

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

First Floor Landing
With stairs rising from the ground floor.

Bedroom One
Window to the front and radiator.

Bedroom Two
Window to the front and radiator.

Bedroom Three
Window to the rear and radiator.

Bathroom
Window to the rear, bath, WC and hand wash basin.

Parking
The property benefits from having allocated parking and a garage en bloc.

Rear Of Property
To the rear of the property is an easy to maintain block paved garden.

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Mereworth Close, Leicester

- INVESTORS ONLY
- Three Bedroom End Terraced
- For Sale With Tenants in Situ
- Popular Location
- Additional WC

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

offers in the region of

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS121516

The Property Ombudsman

Property Ref:
LHS121516 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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