



**Keepers Walk,Leicester LE4 0LX**



***welcome to***

**Keepers Walk, Leicester**

A well-presented two bedroom end-terrace offering a spacious lounge and a modern kitchen. The first floor includes two generous bedrooms and a renovated bathroom. Outside features a front lawned garden, a paved rear garden with rear access, and an en-bloc garage with allocated parking



### **Lounge**

Window to the front, wooden flooring 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**

Two windows to the rear and radiator.

### **Bedroom Two**

Window to the front and radiator.

### **Bathroom**

Corner shower cubicle, WC, hand wash basin, fully tiled and radiator.

### **Front & Rear Of Property**

To the front of the property is a garden laid to lawn. To the rear of the property is a low-maintenance paved garden. The property further benefits from rear access, leading to an en-bloc garage with an allocated parking space.

### **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.



***view this property online*** [williamhbrown.co.uk/Property/LHS120579](http://williamhbrown.co.uk/Property/LHS120579)



**welcome to**

## **Keepers Walk, Leicester**

- End Terrace
- Two Bedrooms
- Front & Rear Gardens
- Garage En Bloc
- Ideal First Time Purchase

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

offers in the region of

**£200,000**

**view this property online** [williamhbrown.co.uk/Property/LHS120579](https://williamhbrown.co.uk/Property/LHS120579)



Property Ref:  
LHS120579 - 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.



Please note the marker reflects the  
postcode not the actual property



**william h brown**



**0116 251 4131**



[Leicester@williamhbrown.co.uk](mailto:Leicester@williamhbrown.co.uk)



16-18 Halford Street, LEICESTER, Leicestershire,  
LE1 1JB



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**