



Bewicke Road, Leicester LE3 1BA

welcome to

Bewicke Road, Leicester

A well-presented two-bedroom mid-terraced home, with just the one owner since its new construction in 1999, offering an entrance hall, fitted kitchen, lounge, two bedrooms and a bathroom. Externally, there is a driveway to the front and a rear garden with a paved seating area leading to a lawn.

Entrance Hall

Door to the front.

Lounge

Window to the rear, french doors to the rear and radiator.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven, hob and extractor fan. Bay window to the front.

First Floor Landing

Loft access.

Bedroom One

Two windows to the front, fitted wardrobes, dressing table alcove and fitted bedside drawer units.

Bedroom Two

Window to the rear and radiator.

Bathroom

Window to the rear, bath with shower over, WC and hand wash basin

Front & Rear Of Property

To the front of the property is a driveway. To the rear of the property is a garden with a paved seating area and a lawned section.

Agent 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

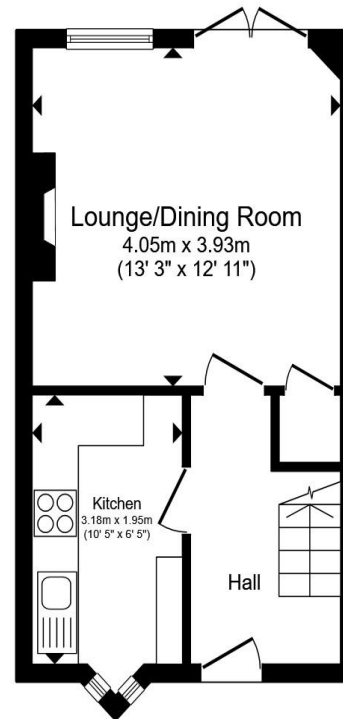
Bewicke Road, Leicester

- Mid Terraced
- Two Double Bedrooms
- Lounge with French Doors
- Fitted Kitchen
- Driveway

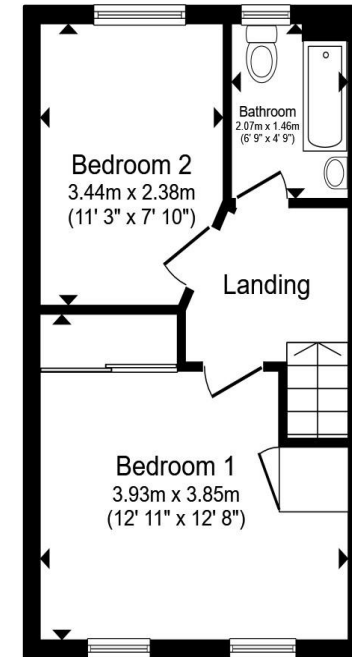
Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in the region of

£205,000



Ground Floor



First Floor

Total floor area 58.4 m² (628 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:
LHS120946 - 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.

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