



Stancliff Road,Leicester LE4 9HP

welcome to

Stancliff Road, Leicester

A spacious three-bedroom semi-detached home. Conveniently located close to local amenities and transport links, the property offers a bright lounge, conservatory, kitchen, three bedrooms, a bathroom, and separate WC. Further benefits include off-road parking and a private, enclosed rear garden.

Entrance Hall

Door to the side, under stairs storage cupboard and radiator.

Lounge/Diner

French doors leading into the conservatory, wooden flooring and radiator.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, tiled flooring, radiator, integrated oven and hob. Two windows to the front and window to the side.

Wet Room

With shower, WC and tiled walls.

Conservatory

French doors to the rear.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

Window to the front, storage cupboard, radiator and carpeted.

Bedroom Two

Window to the rear, radiator and carpeted.

Bedroom Three

Window to the rear, radiator and wooden flooring.

Shower Room

Window to the side, shower cubicle, hand wash basin and radiator towel rail.

Separate W C

Window to the side and WC.

Front & Rear Of Property

To the front of the property is off road parking. To the rear of the property is an easy to maintain garden.

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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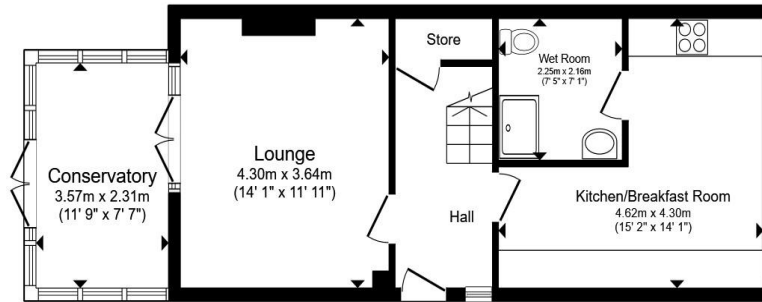
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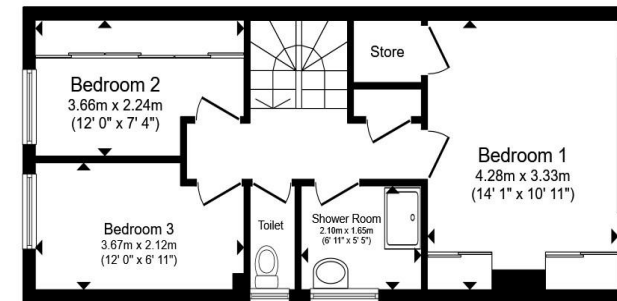
- Sought-After Thurmaston Location
- Three Generous Bedrooms
- Bright Lounge & Conservatory
- Additional wet room
- Private Enclosed Rear Garden

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

offers over
£270,000



Ground Floor



First Floor

Total floor area 95.8 m² (1,031 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:
LHS121381 - 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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