





Sylvan Street,Leicester LE3 9GT

william h brown

welcome to

Sylvan Street, Leicester

A two-bedroom end-terrace property offering two reception rooms, a fitted kitchen, downstairs WC, two double bedrooms, family shower room, an enclosed rear courtyard, and the added benefit of a private side passage exclusive to the property that provides added security.

Lounge
Door to the front, Window to the front, fire place, radiator and wooden flooring.

Dining Room
Window to the rear, under stairs storage cupboard, fire place, radiator and wooden flooring.

Kitchen
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, tiled flooring, integrated oven, hob and extractor fan. Window to the side.

W C
Door to the side, WC, hand wash basin and fully tiled.

First Floor Landing
Radiator and carpeted.

Bedroom One
Window to the front, radiator and carpeted.

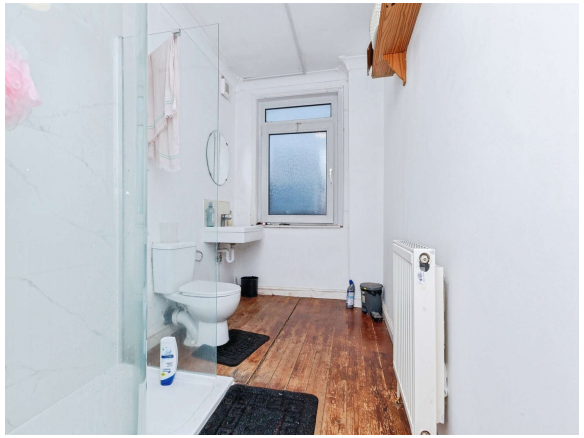
Bedroom Two
Window to the rear, storage cupboard, radiator and carpeted.

Bathroom
Window to the rear, shower cubicle, WC, hand wash basin, radiator and wooden flooring.

Front & Rear Of Property
Externally the property benefits from an enclosed front garden, secure and private side access and a low maintenance rear courtyard.

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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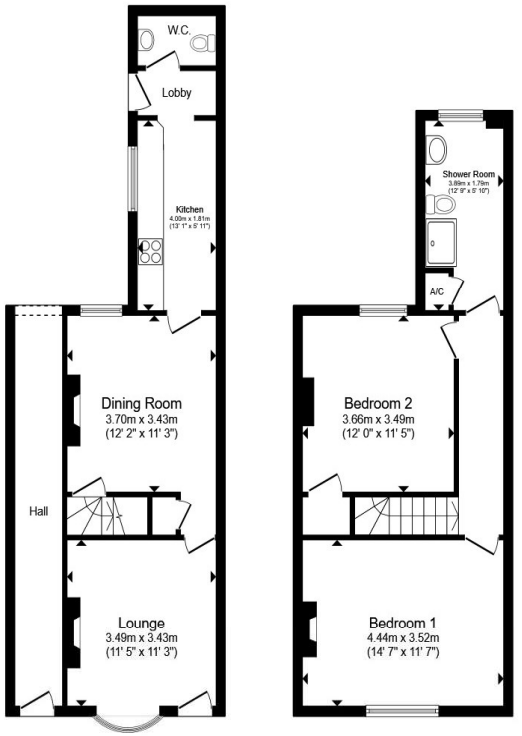
Sylvan Street, Leicester

- No Onward Chain
- Large Modern Bathroom & Downstairs Cloakroom
- Fitted Kitchen
- Private Side Passage Exclusive to the Property
- Enclosed Rear Courtyard

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

offers over

£180,000



Total floor area 95.1 m² (1,024 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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The Property Ombudsman

Property Ref:
LHS121110 - 0011

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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