



Yarrow Close,Hamilton LEICESTER LE5 1TB

welcome to

Yarrow Close, Hamilton LEICESTER

Set in the popular area of Hamilton LE5 with great access to the city centre and motorway links this three bedroom property is ideal for a small family, first time buyer and investors

Entrance Hall

Door to the side and radiator.

Lounge

Window to the front and radiator.

Breakfast Kitchen

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

First Floor Landing

Loft access

Bedroom One

Window to the front, fitted wardrobes and radiator.

Bedroom Two

Window to the rear, fitted wardrobes and radiator.

Bedroom Three

Window to the front, fitted units 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 with car port and front garden area. To the rear of the property is a lovely rear enclosed garden with it's own bar





view this property online williamhbrown.co.uk/Property/LHS121016



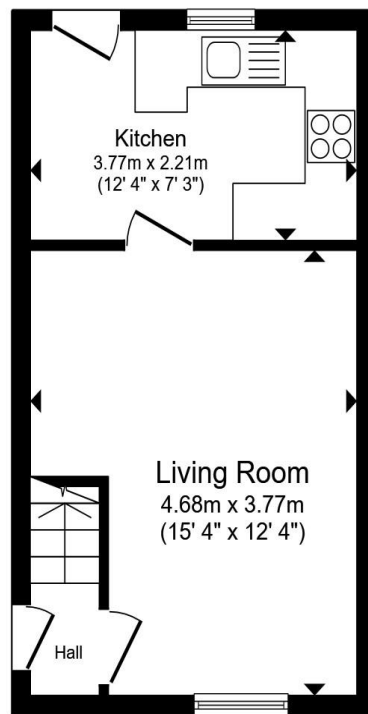
welcome to

Yarrow Close, Hamilton LEICESTER

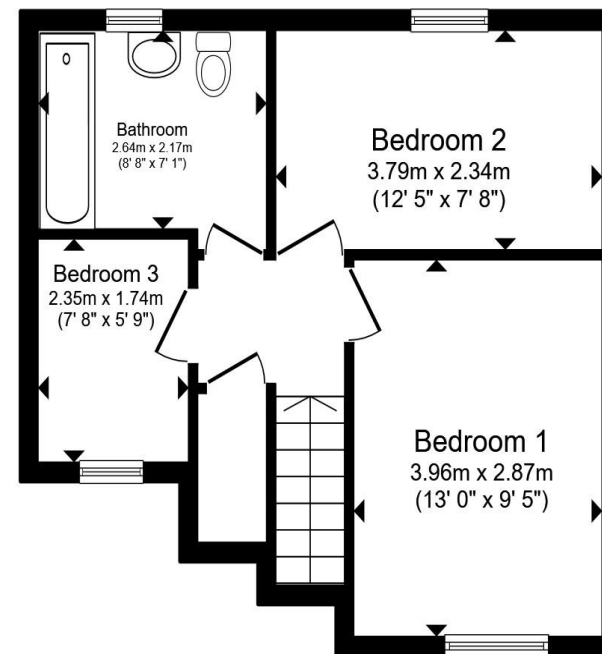
- Link-Detached
- Three bedrooms
- Rear Garden with bar
- Driveway and Car Port
- Popular LE5 Area

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

offers over
£270,000



Ground Floor



First Floor

Total floor area 63.1 m² (679 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



view this property online williamhbrown.co.uk/Property/LHS121016



Property Ref:
LHS121016 - 0007

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.



0116 251 4131



Leicester@williamhbrown.co.uk



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



williamhbrown.co.uk