



Bannister Road, Leicester LE3 2XS

welcome to

Bannister Road, Leicester

Three-bedroom mid terrace over three floors in Braunstone Town. Offering spacious living, en-suites to two bedrooms, utility room, garage, driveway and rear garden. Well located close to Fosse Park, local shops and road links into Leicester,

Entrance Hall

Door to the front and storage cupboard.

Utility Room

Door to the rear

Shower Room

Walk in shower, WC and hand wash basin.

Bedroom Three

Double glazed window to the rear.

First Floor Landing

With stairs rising from the ground floor.

Lounge

Two double glazed windows to the front and electric fire.

Kitchen/Diner

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrate oven and hob. Two double glazed windows to the rear.

Second Floor Landing

with stairs rising from the first floor.

Bedroom One

Two double glazed windows to the front and fitted wardrobes.

En-Suite

Bath with shower over, WC and hand wash basin.

Bedroom Two

Two double glazed windows to the rear.

En-Suite

Walk in shower, WC and hand wash basin.

Integral Garage

With up and over door.

Front & Rear Of Property

To the front of the property is a driveway leading to the garage. To the rear of the property is a garden with a small decking area with a lean-to cover, alongside a lawned section.

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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welcome to

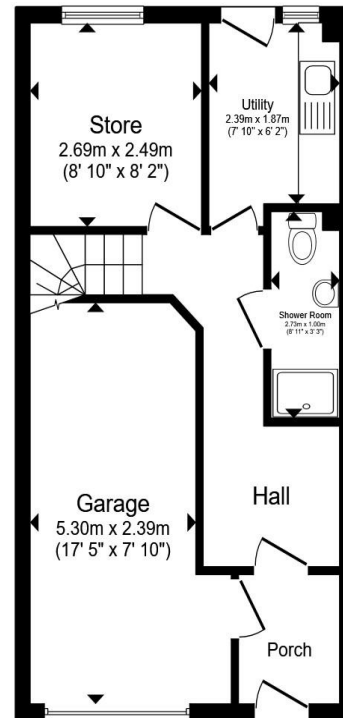
Bannister Road, Leicester

- Three storey mid terrace
- Three double bedrooms
- Two en-suite bathrooms
- Driveway & integral garage
- Rear garden

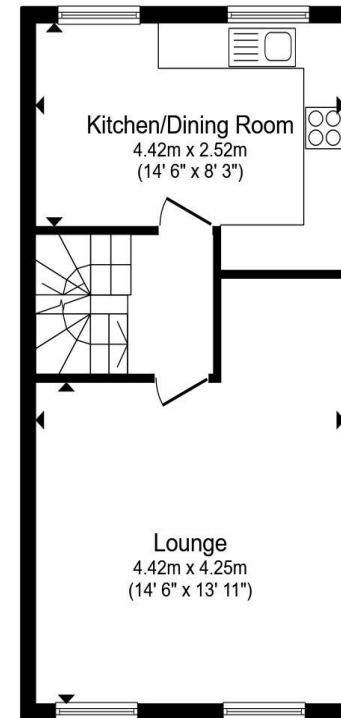
Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over

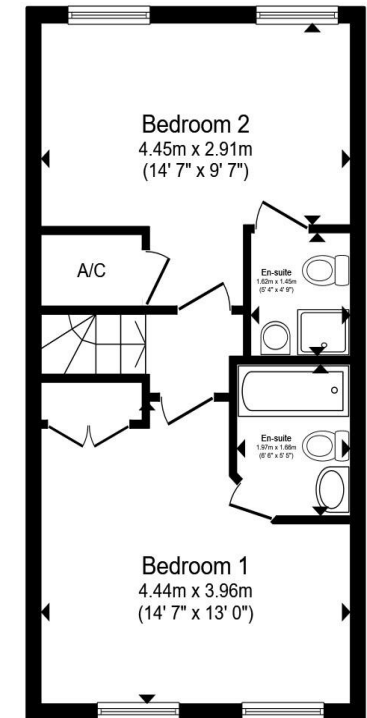
£260,000



Ground Floor



First Floor



Second Floor

Total floor area 118.3 m² (1,273 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:
LHS120998 - 0006

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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