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coming onto
the market
soon...**

**for
sale**

?

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and to register your interest**

Evesham Road, LEICESTER LE3 2BD


**william
h brown**

welcome to

Evesham Road, LEICESTER

Offered with no chain, this three-bedroom semi-detached home on Evesham Road, Rowley Fields, features a spacious through lounge, slightly extended kitchen, three first-floor bedrooms and a family bathroom.

Lounge

Double glazed bay window to the front.

Dining Room

Access to the garden

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob and tiled flooring.

First Floor Landing**Bedroom One**

Double glazed window to the rear and fitted wardrobes.

Bedroom Two

Double glazed bay window to the front

Bedroom Three

Double glazed window to the front

Bathroom

Double glazed window to the rear, bath with shower over and hand wash basin.

Separate W C

With WC

Front & Rear Of Property

Externally, the property benefits from front and rear gardens

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

Evesham Road, LEICESTER

- Three Bedroom Semi Detached
- Ideal First-Time Purchase
- Vacant Possession
- Convenient City Access
- No Onward Chain

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

offers over

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LHS121213 - 0005

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.



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