

Linton Street,Leicester LE5 5JB

william h brown

welcome to

Linton Street, Leicester

A traditional three-bedroom terraced home on Linton Street, Evington Valley. Featuring a living room, dining room, kitchen, utility room and shower room to the ground floor, with three bedrooms and a bathroom upstairs. Ideal for families or investors.

Lounge
Double glazed window to the front and carpeted.

Dining Room
Double glazed window to the rear, storage cupboard and carpeted.

Kitchen
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit and space for appliances.

Utility Room
Fitted work surfaces and garden access.

Shower Room
Shower cubicle, WC and hand wash basin.

First Floor Landing
With stairs rising to the first floor.

Bedroom One
Double glazed window to the front and carpeted.

Bedroom Two
Double glazed window to the rear and carpeted.

Bedroom Three
Double glazed window to the rear and carpeted.

Shower Room
Shower, WC, hand wash basin and fully tiled.

Rear Of Property
To the rear of the property is a courtyard 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.

welcome to

Linton Street, Leicester

- Mid Terraced Home
- Three Bedrooms
- Ideal First-Time Buy
- Flexible Family Accommodation
- Viewing Highly Recommended

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

offers over

£270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS121032

The Property Ombudsman

Property Ref:
LHS121032 - 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.

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