

Bridge Road,LEICESTER LE5 3LB







william
h brown

welcome to

Bridge Road, LEICESTER

A four-bedroom terraced home on Bridge Road, New Humberstone, offered with vacant possession and no upward chain. Comprising two reception rooms, kitchen, ground floor bathroom, three first-floor bedrooms and a loft-converted fourth bedroom.

Lounge
Double glazed bay window to the front and hardwood flooring

Dining Room
Double glazed window to the rear and hardwood flooring.

Kitchen
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob. Double glazed window to the side.

Wet Room
Double glazed window to the side, shower, WC and hand wash basin.

First Floor Landing
With stairs rising from the ground floor.

Bedroom One
Double glazed window to the front and hardwood flooring.

Bedroom Two
Double glazed window to the rear, integrated storage and hardwood flooring.

Bedroom Three
Double glazed window to the rear and hardwood flooring.

W C
With WC

Second Floor Landing

Bedroom Four
Velux window and integrated storage.

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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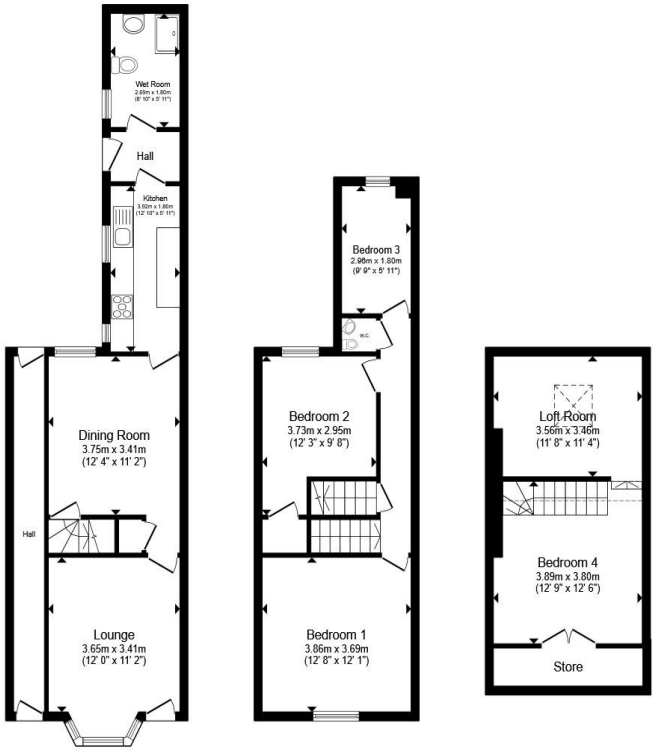
Bridge Road, LEICESTER

- Mid Terraced
- Four Bedrooms
- Two Reception Rooms
- New Humberstone Location
- No Upward Chain

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

offers over

£265,000



Total floor area 121.4 m² (1,307 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:
LHS121332 - 0003

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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