



Lorraine Road, Leicester LE2 8ES

welcome to

Lorraine Road, Leicester

PUBLIC NOTICE ADDRESS 85 Lorraine road LE2 8ES

We are acting in the sale of the above property and have received an offer of £168,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place EPC Rating: D



Entrance Hall

Door to the front.

Lounge

13' 7" x 11' 3" (4.14m x 3.43m)

Double glazed window to the front, radiator and under stairs storage cupboard with a window to the side.

Kichen

14' 4" x 10' 10" (4.37m x 3.30m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, laminated flooring, integrated oven, hob, extractor fan, washing machine and dishwasher. Window to the rear, window to the side and door to the rear.

W C

Window to the side and WC.

First Floor Landing

Window to the side and loft access.

Bedroom One

13' 5" x 11' 3" (4.09m x 3.43m)

Two windows to the front and radiator.

Bedroom Two

13' 4" x 7' 7" (4.06m x 2.31m)

Window to the rear and radiator.

Bathroom

9' 11" x 6' 5" (3.02m x 1.96m)

Window to the rear, free standing bath, shower cubicle, WC, vanity hand wash basin, laminate flooring and towel radiator.

Parking

The property benefits from off road parking to the side.

Front, Side & Rear Of Property

To the front and side of the property is an easy to maintain garden. To the rear of the property is a garden with decking and two brick out buildings.



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welcome to

Lorraine Road, Leicester

- Two Bedroom Semi-Detached
- Fitted Kitchen
- Four Piece Bathroom
- Off-Road Parking
- No Onward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LHS121103 - 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.



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