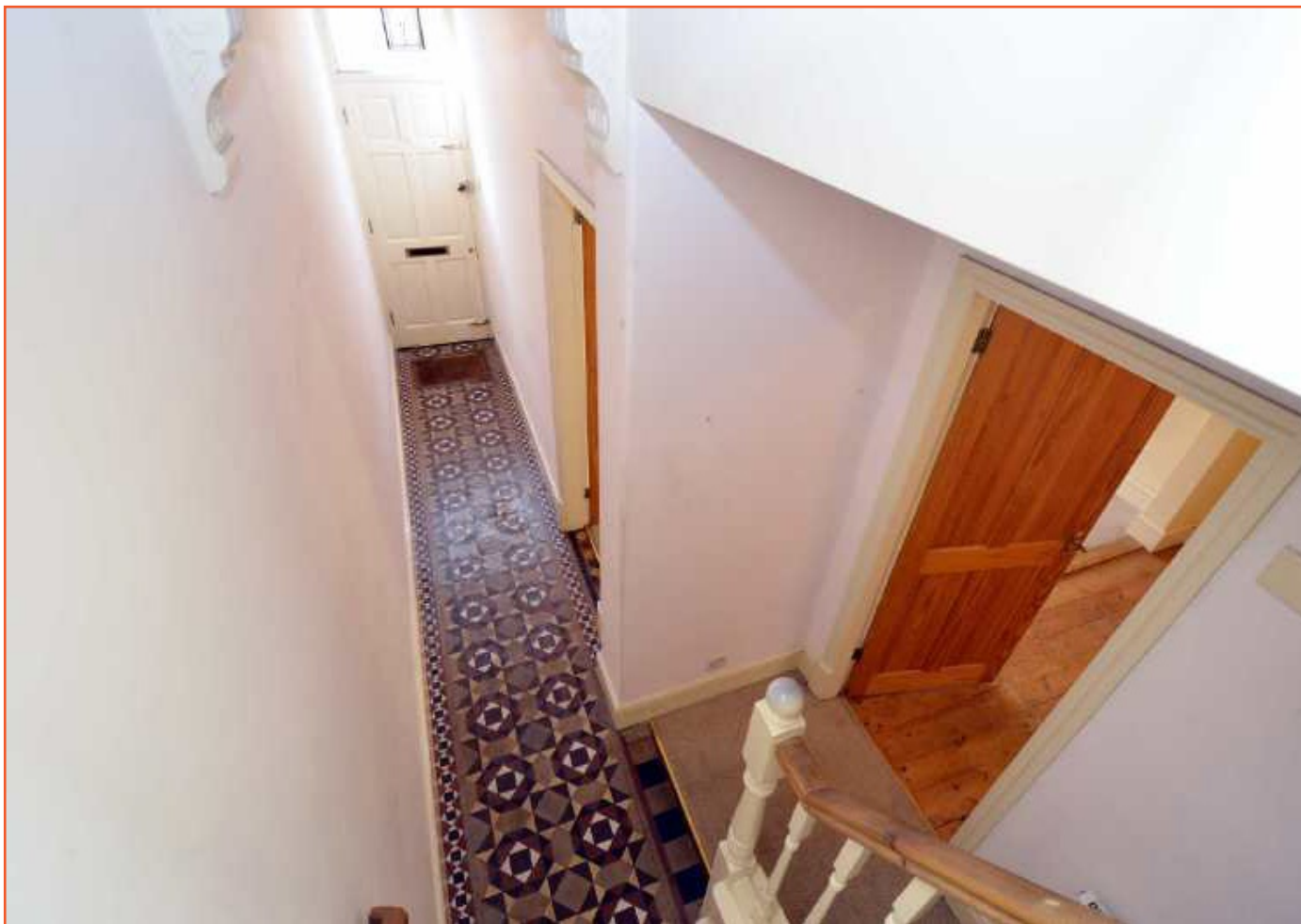
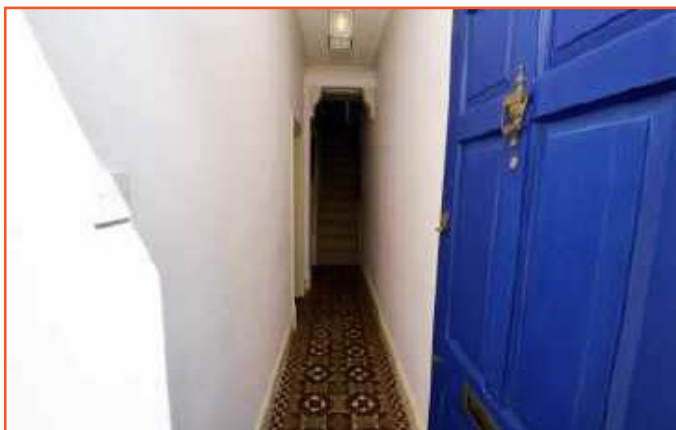




Putting great property on the map

**6 Brookhouse Street
Leicester
LE2 0JD**

£239,950



Located in a pleasant and highly regarded conservation area situated off London Road, it is approached via a delightful cobbled street with a residents permit parking scheme.

The property is well presented throughout and benefits from original features to include a beautiful tiled floor within the entrance hall. There's a comfortable lounge with a chimney breast which has a HETAS approved flue installed ready for a log burner, this room then opens through to a sitting room. The 'wow' factor of this house is the superb kitchen which has been extended to the side to create a fantastic space for families and entertaining. There's a rear lobby, downstairs WC and a cellar. Upstairs you'll find a good size landing, three well proportioned bedrooms and a bathroom. A courtyard garden completes the property.

Within walking distance of De Montfort and Leicester Universities, the city centre, Highcross shopping centre and the train station with main line connections to London St Pancras as well as Market Harborough, Nottingham, Derby and Sheffield.

The area is well served by recreational activities and interests including nearby Victoria Park and New Walk Museum and there are many

Entrance hall

Lounge 3.78m x 3.55m (12'5" x 11'8")

Dining room 3.76m x 2.73m (12'4" x 8'11")

Kitchen 5.71m max x 4.52m max (18'9" max x 14'10" max)

Rear lobby

WC

Cellar

Landing

Bedroom one 4.57m x 3.79m (15'0" x 12'5")

Bedroom two 3.78m x 2.85m (12'5" x 9'4")

Bedroom three 3.53m x 2.73m (11'7" x 8'11")

Bathroom 2.06m x 1.80m (6'9" x 5'11")

Courtyard garden

Agents notes

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for

verification.

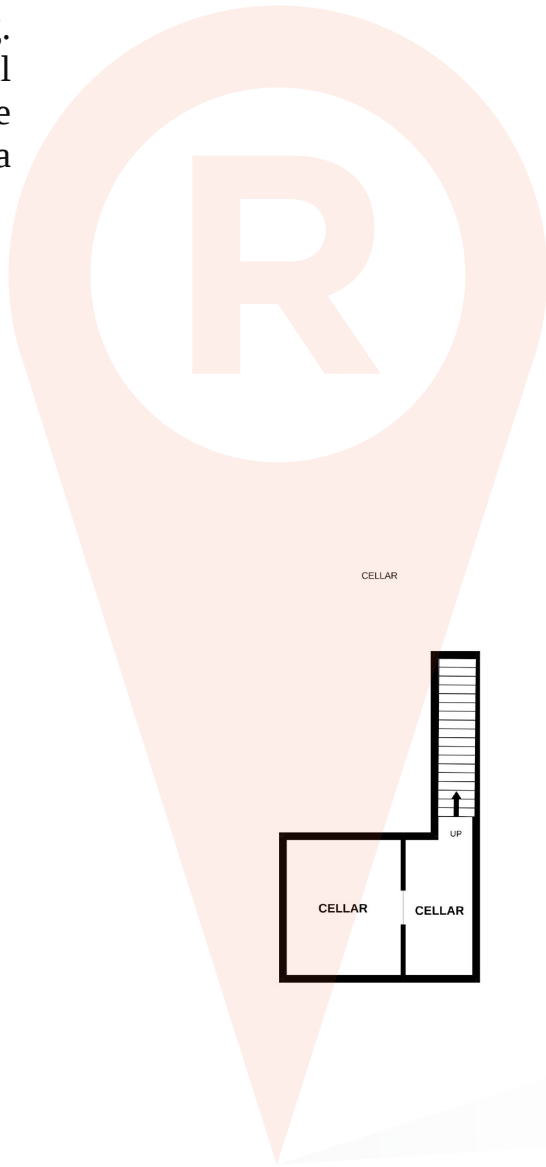
Tenure

The property is being sold freehold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

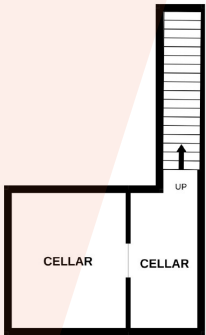
Anti money laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving

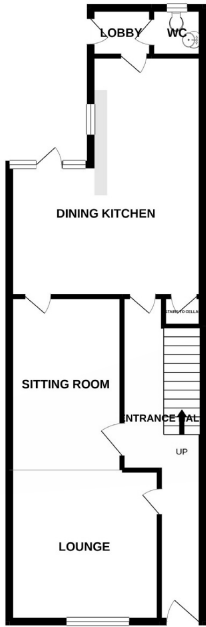
licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



CELLAR



GROUND FLOOR



1ST FLOOR

