



Wordsworth Road, Leicester LE2 6ED

welcome to

Wordsworth Road, Leicester

A spacious two-bedroom mid terrace positioned just off Welford Road. Featuring two reception rooms, an extended kitchen, first-floor bathroom and a courtyard garden. Requiring some cosmetic improvement, yet benefiting from a replacement roof and central heating system in the last five years.

Lounge

Window to the front, radiator and carpeted.

Dining Room

Window to the rear, radiator and carpeted.

Kitchen

Wall and base units with work surfaces over, sink drainer unit, radiator, pantry and space for appliances. Two windows to the side and door to the side.

First Floor Landing

Loft access.

Bedroom One

Window to the front, radiator and carpeted.

Bedroom Two

Window to the rear, radiator and carpeted.

Bathroom

Window to the rear, bath, WC, hand wash basin and radiator

Rear Of Property

To the rear of the property is a paved garden.

Agents Note 1

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.

Agents Note 2

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





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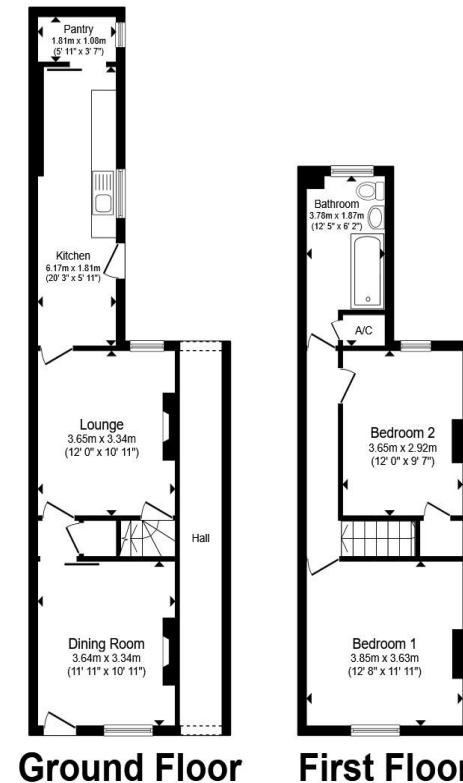
- Two Bedrooms
- Mid-Terraced
- Close to Welford Road
- Recent Roof and Central heating work
- Extended Kitchen

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers in the region of

£180,000



Total floor area 88.0 m² (947 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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Property Ref:
LHS121328 - 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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