





Radiant Road,Leicester LE5 2HR

william h brown

welcome to

Radiant Road, Leicester

Offered with no upward chain, this unique two-bedroom detached bungalow is situated down a private driveway in the popular Thurnby Lodge area. Benefiting from parking for two vehicles, privacy and scope for modernisation, it is ideal for downsizers and renovators alike.

Entrance Hall
Door to the front.

Lounge
Double bay glazed window to the front and gas fire.

Kitchen
Fitted kitchen comprising wall and base units with work surfaces over, sink drainer unit, tiled flooring and space for appliances. Double glazed window to the front.

Utility Room

Conservatory
With access to the utility room.

Bedroom One
Double glazed window to the front and fitted wardrobes

Bedroom Two
Double glazed window to the front, double glazed window to the side and fitted wardrobes

Bathroom
Double glazed window, shower cubicle, WC and hand wash basin.

Front & Rear Of Property
To the front of the property is off road parking. To the rear of the property is an easy to maintain 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.









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welcome to

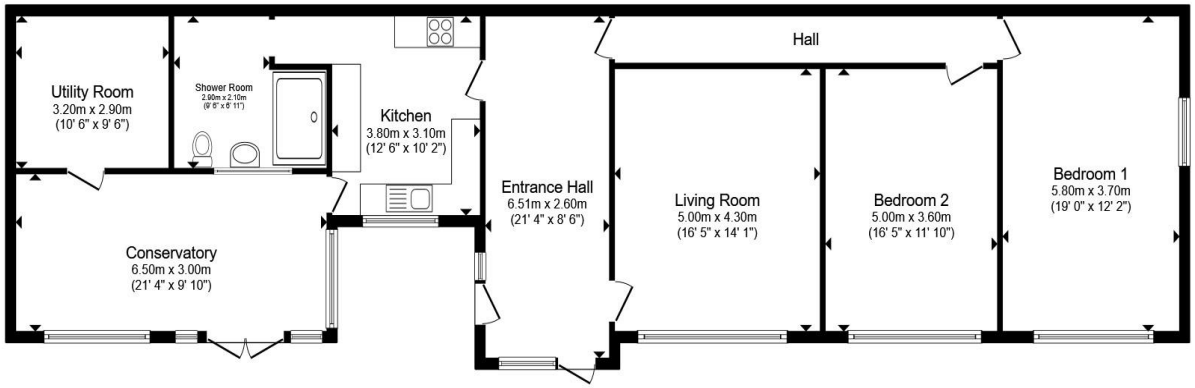
Radiant Road, Leicester

- Scope for Modernisation
- Single-Storey Living
- No Upward Chain
- Private Driveway Position
-

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

offers over

£390,000



Total floor area 139.8 m² (1,505 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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Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of

william h brown

0116 251 4131

Leicester@williamhbrown.co.uk

16-18 Halford Street, LEICESTER, Leicestershire, LE1 1JB

williamhbrown.co.uk

The Property Ombudsman

Property Ref:
LHS121448 - 0005

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.