146 HINCKLEY ROAD, LEICESTER FOREST EAST, LE3 3JT

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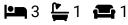
TEANAHAMPSON@HAMPSONSESTATEAGENTS.CO.UK

Elmsthorpe Rise, Braunstone

ESTATE AGENTS

HAMPSONS

Offers Over £225,000





Offered with no upward chain, a good sized, extended three bedroomed semi-detached home on a generous corner plot with off road parking, a lovely open plan kitchen/diner and a substantial brick built outbuilding to the rear.

d office: 3 Oswin Road, LE3 1NR.

es: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat







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Key Features

No Upward Chain

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- Semi-Detached
- Off Road Parking
- Substantial Brick Built Outbuilding

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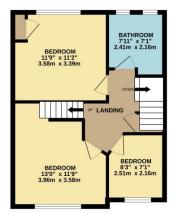
• Council Tax Band A, EPC Rating TBC

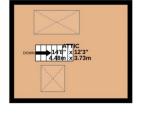
- Three Bedrooms
- Generous Corner Plot
- Superb Dining Kitchen
- Popular Location
- DRAFT DETAILS

GROUND FLOOR 587 sq.ft. (54.6 sq.m.) approx.

DINING ROOM 11/2" × 9/2" 3.39m × 2.75m KITCHEN/DINER 18/10" × 111" 5.75m × 3.39m LOUNGE 135" × 119" 4.10m × 3.58m PORCH 1ST FLOOR 449 sq.ft. (41.7 sq.m.) approx.

2ND FLOOR 180 sq.ft. (16.7 sq.m.) approx.





TOTAL FLOOR AREA: 1216 sq.ft. (113.0 sq.m.) approx. Whild every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, norms and any or the tems are approximate and in responsibility is taken for any error, orisision or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown have on been tested and no guarantee as to their operability or efficiency can be given. Made with Metrics (2020)

By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat

Registered in England and Wales number 12430282. Registered office: 3 Oswin Road, LE3 1NR.





