



# 4 Bramley Road , Leicester, LE3 9DA Offers Over £240,000

A well-presented three-bedroom end-terrace property, ideally positioned just off Glenfield Road in Leicester – on the edge of the city centre, making it perfectly suited to professionals while also offering strong rental appeal.

The property is presented to a good standard throughout and offers versatile accommodation. To the front elevation is a bright bay-fronted reception room, with a second reception to the rear currently used as a fourth bedroom - a flexible space that could continue to serve as such. There is also a separate dining room to the rear which leads through to the kitchen via a clever partition, along with the added benefit of a downstairs W/C.

Upstairs, there are three well-proportioned bedrooms, including an impressive master bedroom spanning the full width of the property to the front elevation, as well as a family bathroom.

Externally, there is on-street parking which is typically readily available due to the quiet nature of the road, along with a pleasant, low-maintenance rear yard.

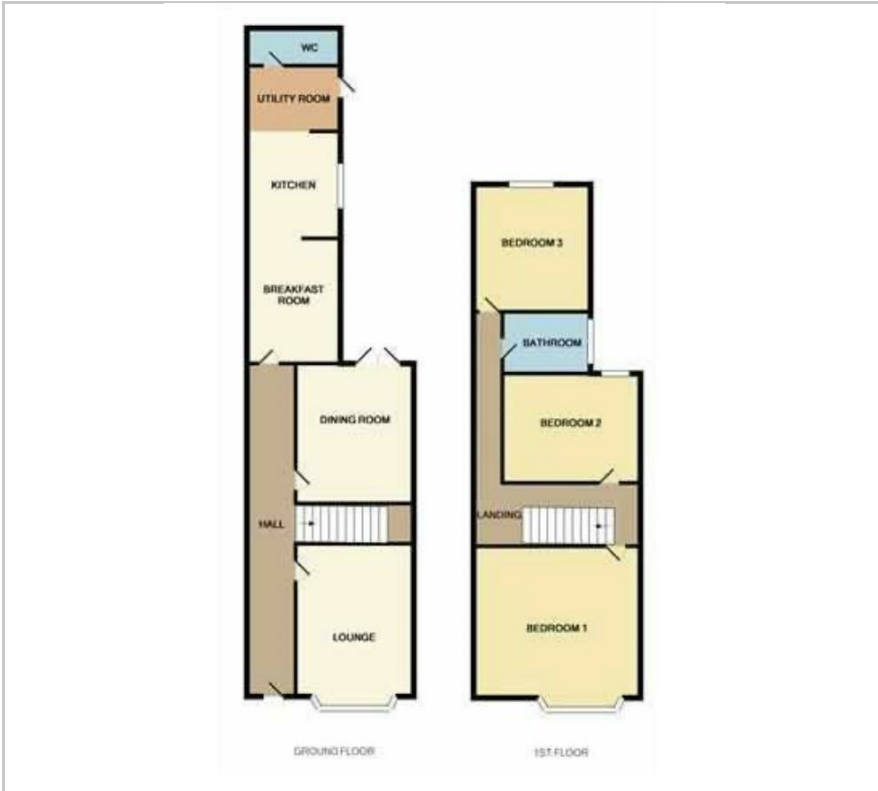
Disclaimer:

### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



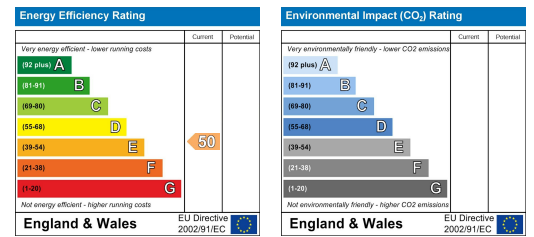
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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