



 **3**  
Bedrooms

 **1**  
Bathroom



Kings are excited to present this three-bedroom terraced property located on Balderstone Close in the Rowlatts Hill area. The location of the property is ideal being found within close proximity to local shops, fantastic transport links with regular bus routes and major access roads including Wicklow Drive and Uppingham Road, places of worship and local schools. The house does require some work but benefits from a simple layout of a ground floor consisting of a spacious living area, kitchen and downstairs wc, and has a first floor consisting of two double bedrooms, one single bedroom and the family bathroom.

This property does require some modernisation throughout but this takes nothing away from the potential the property has both from a residential perspective or investment for a landlord. Available by appointment only. Call Kings now 0116 352 7012!!!!



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As you enter the property you are initially welcomed by an entrance hallway providing access to a downstairs wc, storage cupboard, kitchen to the rear and spacious living area. The living room stretches from the front to the rear of the property consisting of tiled flooring, a front and rear facing double-glazed window and a wall mounted radiator. The kitchen is found at the rear of the property consisting of tiled flooring, fitted worktops and storage cupboard, a free-standing oven/hob, rear facing double-glazed window and rear garden access.

As you proceed up the stairway you are welcomed by a spacious landing area providing access to all three bedrooms and the family bathroom. Bedrooms one and two are both double bedrooms which have mirroring layouts with double-glazed windows facing the respective directions, wall mounted radiators and integrated storage cupboards. Bedroom three is a single bedroom located at the front of the property and the family bathroom is located at the rear of the property consisting of a bath, toilet and sink.

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## Property Info

### Ground Floor

**Living Room:** 7.21m x 3.22m (23'8" x 10'7") – spacious living area stretching the front to the rear of the property consisting of tiled flooring, a front and rear facing double-glazed window and wall mounted radiator

**Kitchen:** 3.02m x 2.67m (9'11" x 8'9") – located at the rear of the property consisting of tiled flooring, fitted worktops and storage cupboards, a rear facing double-glazed window and rear garden access

## First Floor

**Bedroom One:** 3.54m x 3.30m (11'7" x 10'10") – double bedroom located at the front of the property consisting of hardwood flooring, a front facing double-glazed window and a wall mounted radiator

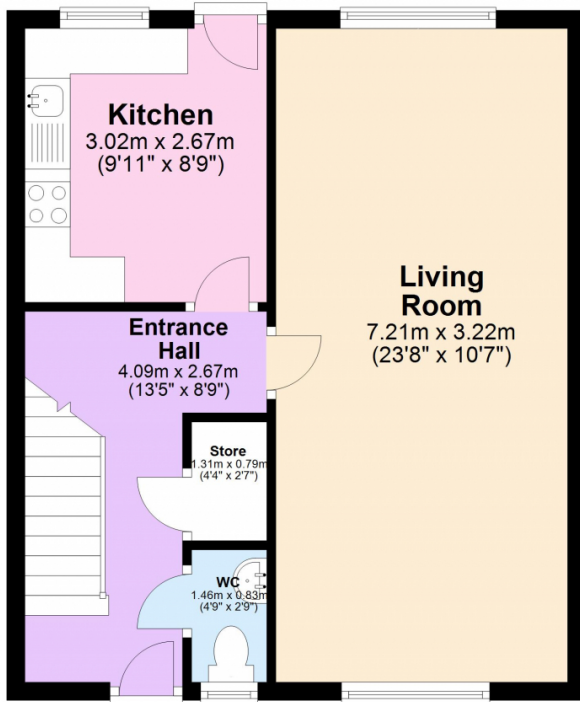
**Bedroom Two:** 3.58m x 3.31m (11'9" x 10'10") – double bedroom located at the rear of the property consisting of hardwood flooring, a rear facing double-glazed window, a wall mounted radiator and an integrated storage cupboard

**Bedroom Three:** 2.55m x 2.67m (8'4" x 8'9") – single bedroom located at the front of the property consisting of hardwood flooring, a front facing double-glazed window and a wall mounted radiator

**Bathroom:** 1.95m x 1.80m (6'5" x 5'11") – family bathroom located at the rear of the property consisting of a bath, toilet, sink and a rear facing double-glazed window

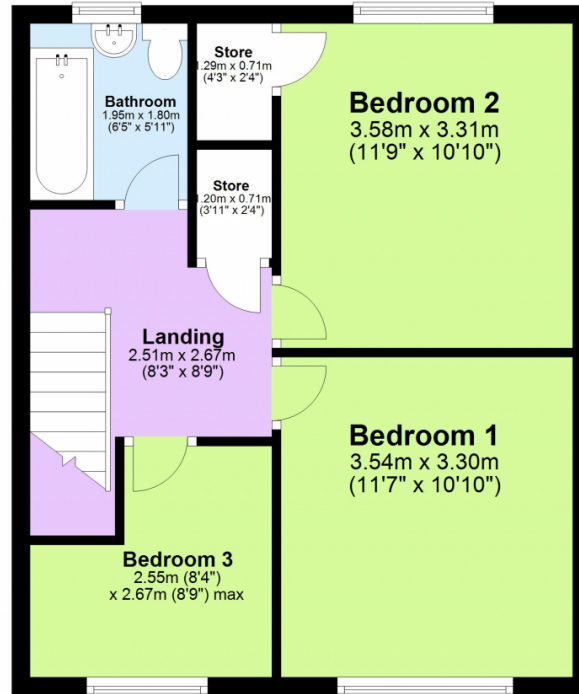
**Ground Floor**

Approx. 43.1 sq. metres (464.3 sq. feet)



**First Floor**

Approx. 43.8 sq. metres (471.8 sq. feet)



Total area: approx. 87.0 sq. metres (936.1 sq. feet)

