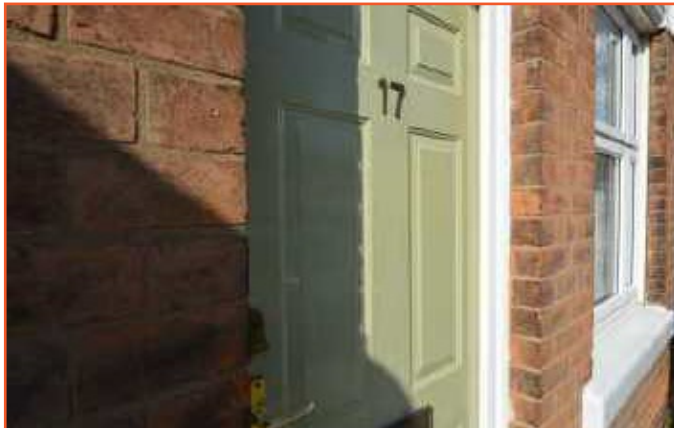




Putting great property on the map

**17 Wordsworth Road
Knighton Fields
Leicester
LE2 6EB**

Offers over £190,000



48 Granby Street, Leicester, LE1 1DH
Telephone 0116 2227575
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READINGS

Well located for everyday amenities within easy reach along Welford Road and Queens Road shopping parade in neighbouring Clarendon Park, University of Leicester, Leicester Royal Infirmary and the city centre. This attractive Victorian terraced house benefits from original features and modern creature comforts such as UPVC double glazed windows with attractive shutters to the ground floor windows, gas central heating from a modern Vaillant combination boiler and there's an added bonus of an air conditioning unit within the lounge. The dining room to the front of the house provides a welcoming feeling as you enter the property and this is open plan to the lounge with a gas fire and attractive surround with tiled inlay. The kitchen has plenty of cupboards, a gas cooker, washing machine and fridge freezer. There's ground floor bathroom with mains shower over the bath. Upstairs you'll find three bedrooms and a WC with wash hand basin. A shared entry with the neighbouring property gives access to a relatively private courtyard garden to the rear with plants and raised vegetable trugs. A super house that'll attract plenty of interest.



Dining room 3.66m x 3.42m (12'0" x 11'3")

Lounge 3.64m x 3.41m (11'11" x 11'2")

Kitchen 4.11m x 1.92m (13'6" x 6'4")

Rear lobby

Ground floor bathroom 2.48m x 1.90m (8'2" x 6'3")

Landing

Bedroom one 3.72m x 3.48m (12'2" x 11'5")

Bedroom two 2.90m x 3.67m (9'6" x 12'0")

Bedroom three 3.02m x 1.91m (9'11" x 6'3")

WC

CONSUMER PROTECTION LEGISLATION

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification.

Tenure

The property is being sold freehold with Vacant Possession upon completion.

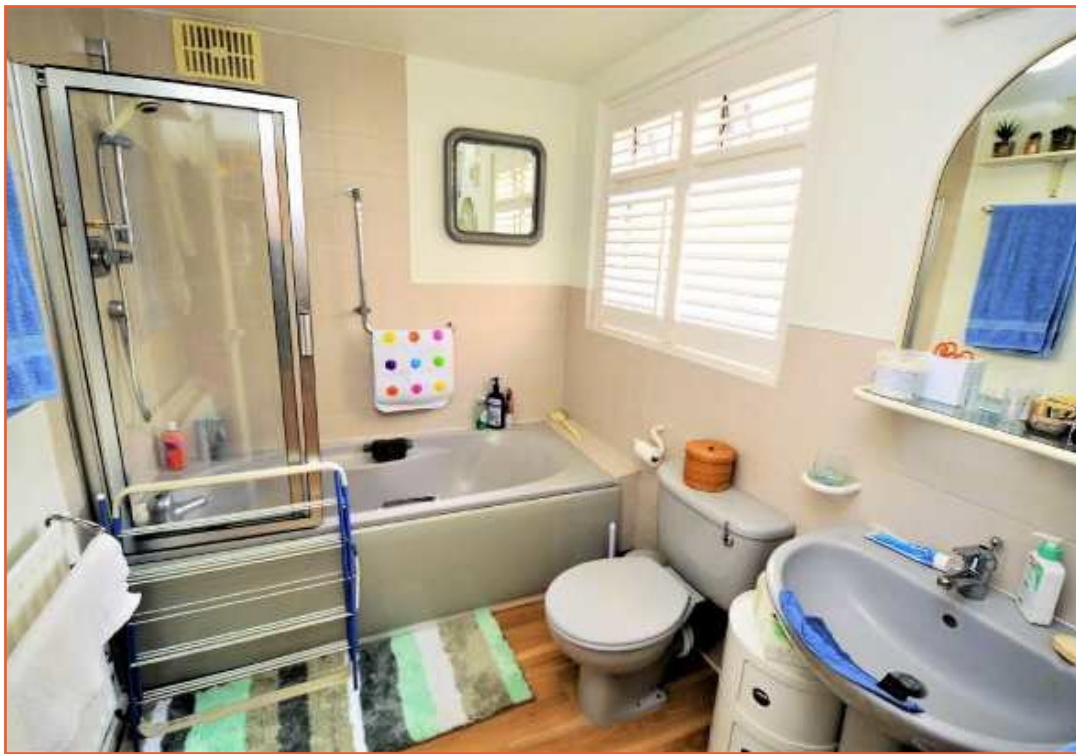
FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price.

SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

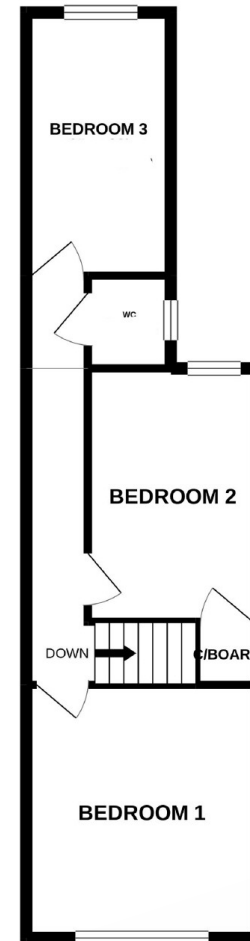
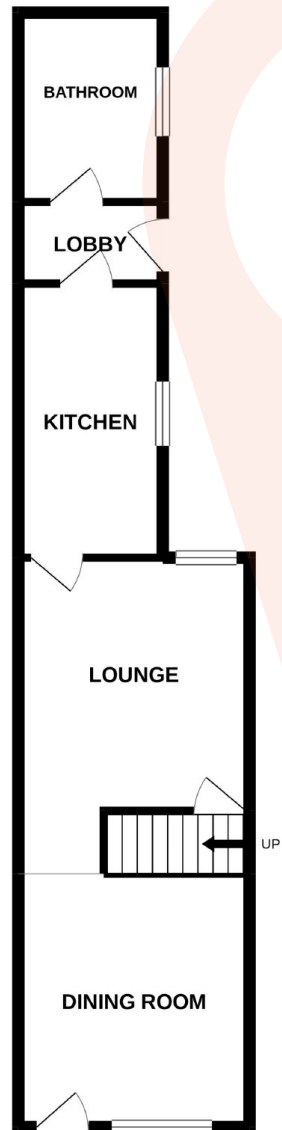
Anti money laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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