



### Property Description

Wright & Wright are pleased to be able to offer for sale this vacant four bedroom terraced property in need of a degree of refurbishment. uPVC double glazing and gas central heating. Entrance hall, lounge, separate dining room, refitted kitchen, rear lobby/utility, ground floor bathroom. Three bedrooms and shower room to first floor, fourth bedroom to second floor. Garden to rear. No upward chain. Ideal family home or investment opportunity.



**Entrance Hall**

having light, radiator and laminate wood.

**Lounge** 3.80m x 3.30m (12' 6" x 10' 10")

having uPVC double glazed window to front, ceiling light point, radiator, television aerial point, open fireplace with tiled hearth.

**Dining Room**

having uPVC double glazed window to rear, ceiling light point, dado rail, radiator, laminate wood, tiled fireplace with gas fire.

**Refitted Kitchen** 4.50m x 2.36m (14' 9" x 7' 9")

uPVC double glazed window to side, six ceiling spot lights, radiator, range of matching wall and base units with work surfaces over, 1 1/4 bowl drainer sink unit, built in oven, gas hob and extractor.

**Utility Room** 4.10m x 1.30m (13' 5" x 4' 3")

having uPVC double glazed windows to side and rear, three spot lights, plumbing for automatic washing machine and part glazed door to side.

**Ground Floor Bathroom** 3.10m x 1.84m (10' 2" x 6' )

having window to side, three spot lights, radiator, three piece suite comprising low level flush wc, wash hand basin and side panelled bath.

**First Floor Landing**

having uPVC double glazed window to front, three light points, three radiators.

**Bedroom 1** 3.30m x 3.17m (10' 10" x 10' 5") plus robes

having uPVC double glazed window to rear, ceiling light point, radiator and built in wardrobes.

**Bedroom 2** 3.80m x 2.38m (12' 6" x 7' 10")

having uPVC double glazed window to front, ceiling light point and radiator.

**Bedroom 3** 2.90m x 2.38m (9' 6" x 7' 10")

having uPVC double glazed window to rear, ceiling light point and radiator.

**Shower Room** 1.50m x 1.40m (4' 11" x 4' 7")

having uPVC double glazed opaque window to side, ceiling light point, two piece suite shower cubicle and wc.

**2nd Floor Bedroom 4** 4.70m x 4.56m (15' 5" x 15' ) max

having skylights to rear, light point, power and storage units.

**Outside**

having lawned garden to rear with private access.

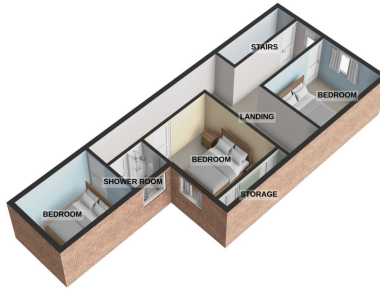
**Status**

NO CHAIN

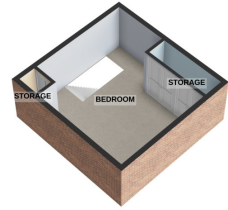
GROUND FLOOR  
624 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



2ND FLOOR  
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Earl Shilton  
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LE9 7GA

Energy rating

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Valid until

4 April 2034

Certificate number

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