



## 11 Turner Road, Leicester, LE5 0QB

Price £230,000



Set To Let Estate Agents are pleased to offer this deceptively generous 3 Bedroom mid terrace Property For Sale on Turner Road, Off Uppingham Road, Leicester LE5.

Recently undergone major refurbishment, including new fitted kitchen, two new bathrooms, new flooring throughout and decorated throughout. Ready to move in condition.

Property comprises in brief, entrance into Sitting room with bay windows to front elevation, second Sitting room/Dining room leading to Kitchen with access to rear Garden, Pantry leading to Bathroom. First floor offers 3 Bedrooms (2 doubles/1 single) and second bathroom.

Further benefits include GCH & DGW throughout. Conveniently located off Uppingham Road close to local amenities. Small forecourt to front and rear garden with low maintenance.

Ideal first time family home or buy to let investment with high rental demand in the area.

Call Set To Let to arrange a viewing.

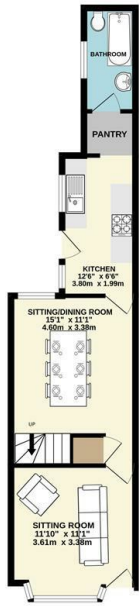
- Three Bedrooms
- Two Bathrooms
- Mid Terrace
- Great Location
- Off Uppingham Road
- High Rental Demand
- Ideal Investment
- Call Set To Let
- Newly Refurbished Throughout
- Excellent Condition

### Viewing

Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.



GROUND FLOOR  
425 sq ft. (39.4 sq m.) approx.



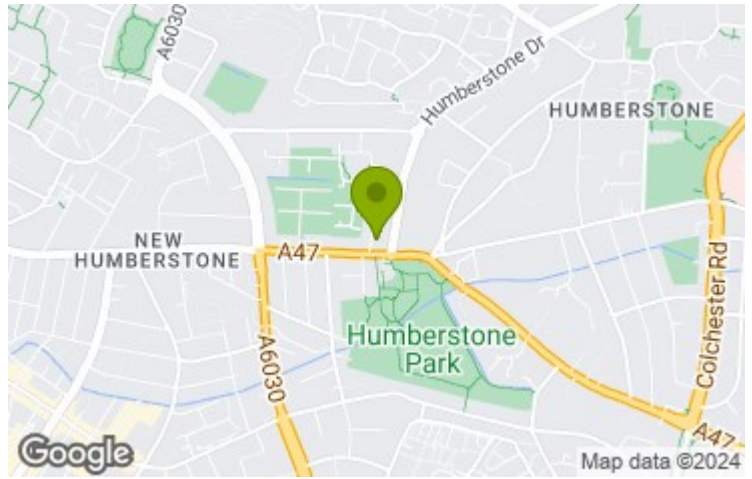
1ST FLOOR  
435 sq ft. (40.3 sq m.) approx.



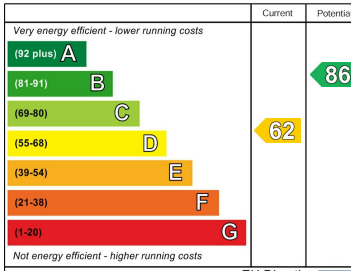
**SETTOLET**  
SALES • LETTINGS • MANAGEMENT

TOTAL FLOOR AREA: 870 sq ft. (80.8 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given. Made with lettings (2023)

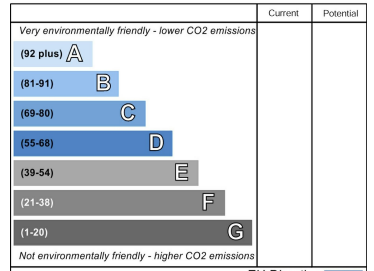


**Energy Efficiency Rating**



**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



**England & Wales** EU Directive 2002/91/EC



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.