



REZIDE  
GROUP



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FOR SALE

Offers Over £180,000  
Wordsworth Road, Leicester





This period Townhouse in a prime location of Knighton Fields is an ideal first-time purchase or investment. The property is offered in excellent condition throughout and has huge potential for further development/ extension (subject to relevant consents).





Enter through timber glazed door to front elevation into the front reception room. This welcoming and cosy room enjoys original character features in the form of ceiling coving and ceiling rose, lovely tall ceiling giving the feeling of a spacious reception room. There is a radiator enclosed within a timber bespoke radiator cover, double glazed window to front elevation, timber effect laminate flooring and opening through to the rear reception room. Between the reception rooms, there is a timber door allowing access to the understairs storage cupboard. A handy a practical space, with hanging for cloaks and the electrical meters and consumer unit housed. The rear reception room is again a lovely, proportioned room, having a continuation of timber effect laminate flooring, ceiling light pendant, double glazed window to rear aspect, doors communicating to the kitchen at the rear and a further door to the stairs which rise to the first floor. The fitted kitchen Has a range of wall and base level storage units with laminate worksurfaces over, there is an inset five ring burner gas hob, electric oven below, stainless steel sone and a half bowl sink, space and plumbing for washing machine and dishwasher, the modern Glowworm boiler is housed in the kitchen. There is a double-glazed window to side aspect and a timber glazed door allowing





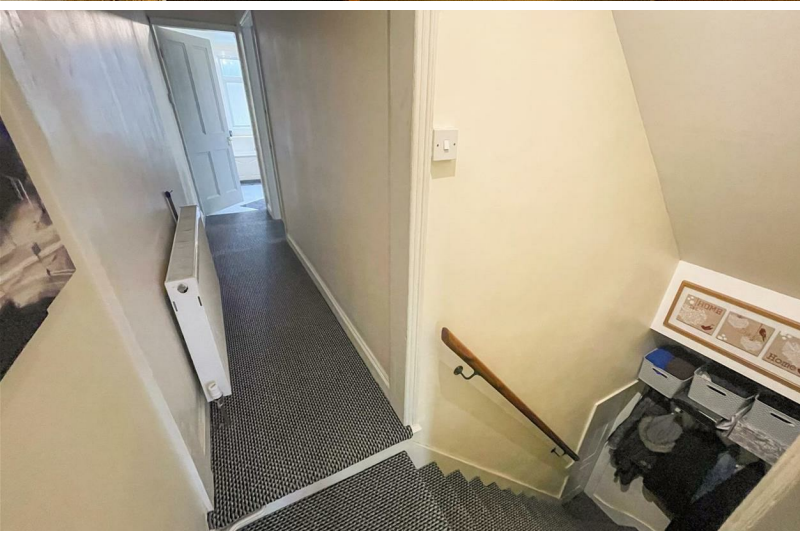




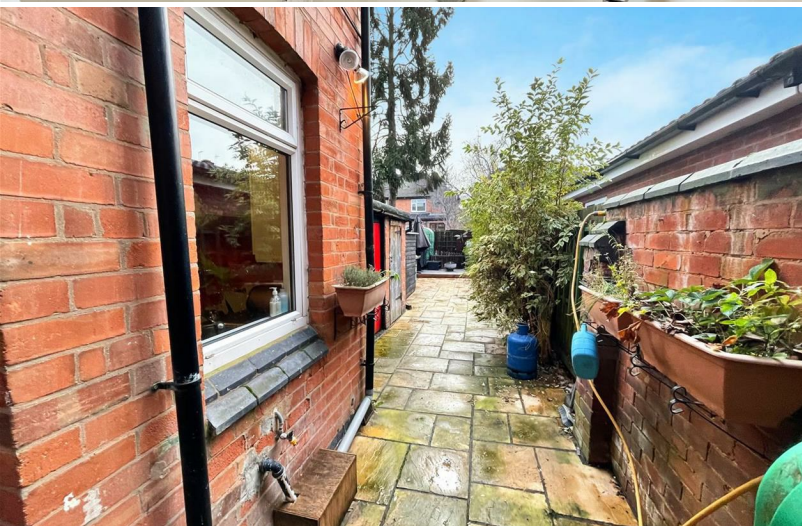


access to the courtyard.

The first-floor landing has carpeted flooring, there is a timber drop down loft ladder allowing loft access and timber doors communicating to all upstairs accommodation. The loft has good standing height and is currently used as a storage space. There is plenty of scope for a loft conversion to create a further bedroom (subject to relevant consents). The master bedroom is located at the front of the property and is a generous double bedroom. There is carpeted flooring, ceiling light pendant, double glazed window to front elevation. The second bedroom is also a double size room and has timber exposed floorboards, lot of handy storage shelving and hanging, there is access to over stairs storage which has further hanging space. The refitted bathroom suite has a luxury feel to it and comprises of four pieces, fitted panel bath with mixer taps and telephone







shower head attachment, low level flush W.C, pedestal wash hand basin, corner shower enclosure, dual aspect windows to both rear and side.

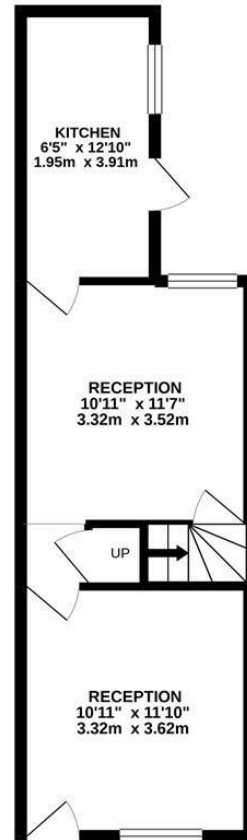
The property enjoys the benefit of having one of the larger plots on Wordsworth Road. It has a side access from front to back, the timber gate at the rear leads into the courtyard. The courtyard is enclosed partially by a wall and timber fencing, it has been completely landscaped with sandstone patio for ease of maintenance. There are multiple outbuildings and out stores with potential for further development (subject to relevant consents). There is a decked area at the rear of the plot and there are some mature shrubs and trees to the borders.



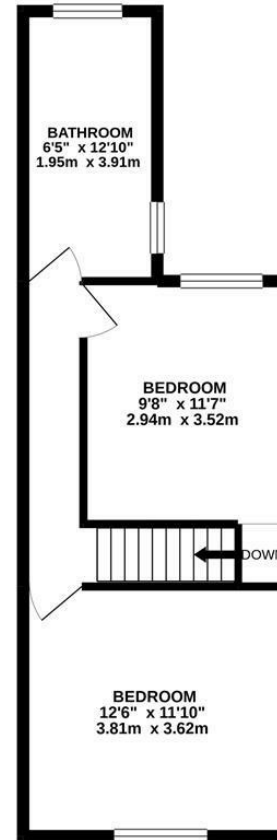




GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 sq.m.) approx.

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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