

- THREE BEDROOM MID TOWNHOUSE
- OFF ROAD PARKING
- READY FOR NEXT OWNER TO ADD OWN TOUCH TO
- REAR YARD
- IDEAL FOR ACCESS TO THE CITY CENTRE AND MOTORWAY
- COUNCIL TAX BAND - A

Offers over £155,000



This three bedroom mid town house is in need of improvement internally and is situated in an established residential area of Leicester having great amenities close by and also having good transport links being situated close to Leicester's ring road. Briefly the property benefits an Entrance Hall, Living/Dining Room, Kitchen, First Floor Landing, Three Bedrooms and a separate WC and Shower Room. There is a yard area to the rear with two outhouses as well as off road parking from the front. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

**ENTRANCE HALL**

There are stairs leading to the first floor, radiator, power points and doors that lead to:

**LIVING/DINING ROOM**

20'7 x 12'5 - 10'5 (6.27m x 3.78m - 3.18m)

Benefiting from windows to both the front and rear aspects, radiator, power points, TV point, with a feature surround and a serving hatch to the Kitchen.

**KITCHEN**

11'4 x 9'8 (3.45m x 2.95m)

There are wall and base units with work surfaces, sink with mixer tap, window and door to the rear aspect, power points and a serving hatch through to the Living/Dining Room.

**FIRST FLOOR LANDING**

There is a loft access and doors that leads to:

**BEDROOM**

12'3 x 10' (3.73m x 3.05m)

Benefiting from a window to the rear aspect, radiator, power points and a built in cupboard.

**BEDROOM**

11'4 x 10'8 - 8'6 (3.45m x 3.25m - 2.59m)

With a window to the front aspect, radiator and power points.

**BEDROOM**

8'10 - 5'10 x 7'3 - 4'3 (2.69m - 1.78m x 2.21m - 1.30m)

Benefiting from a window to the front aspect, radiator, power points and built in cupboard.

**SHOWER ROOM**

Comprising a low level Wash hand basin and Shower, Window to the rear aspect, Radiator and Complimentary tiling.

**WC**

Comprising a low level WC and a Window to the rear aspect.

**REAR YARD**

A yard area with two outhouses and a gate to the rear.

**PARKING**

From the front there is off road parking.





#### LOCATION

Dupont Gardens is situated off Liberty Road, on the border of Braunstone Frith and the outskirts of Glenfield, a north-western suburb of Leicester well known for its popularity in terms of convenience for ease of access to the aforementioned centre of employment and all the excellent amenities therein, as well as the nearby A46 Western By-Pass which connects with the M1 and M69 for travel north, south and west, major centres of employment in the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville, Loughborough and Melton Mowbray, the East Midlands International Airport at Castle Donington and the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses. The combined suburbs of Braunstone Frith and Glenfield offer a range of local amenities including shopping for day-to-day needs, schooling, a wide variety of recreational amenities, some of Leicester's largest employers including County Hall and the Glenfield Hospital, and there are regular bus services to the Leicester City centre.

#### VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

#### MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

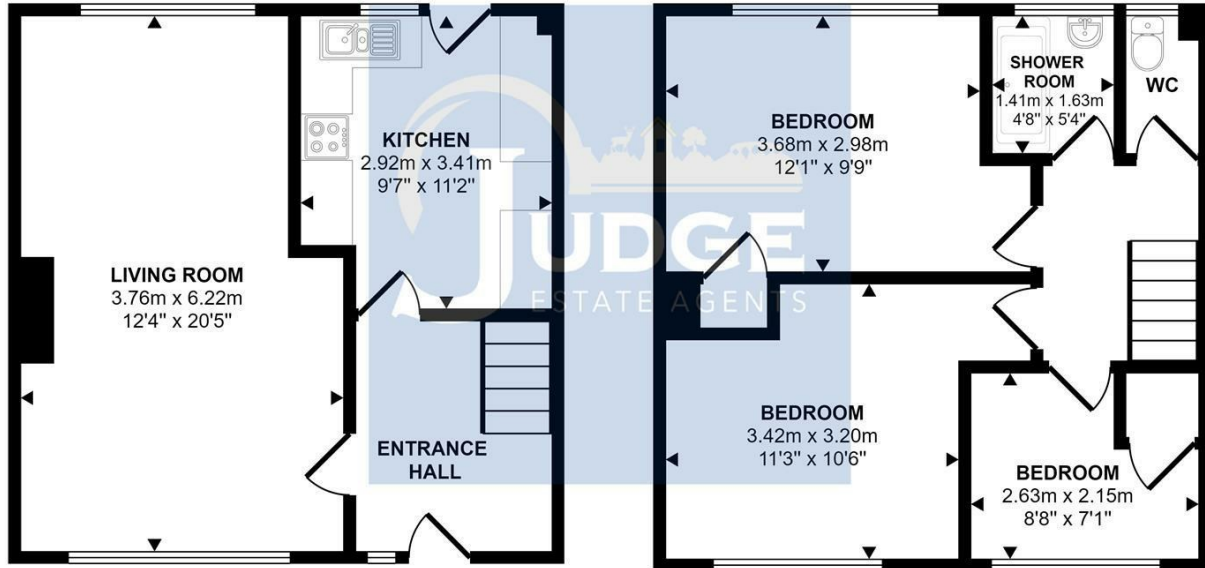
#### MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.



Approx Gross Internal Area  
78 sq m / 838 sq ft



Ground Floor  
Approx 39 sq m / 415 sq ft

First Floor  
Approx 39 sq m / 423 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

