



2 Bedroom Ideal First Time Buy Or Investment Property
19 Forge Close
Leicester, LE8 8DA

£175,000



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Two-Bedroom Mid-Terrace Home in Quiet Fleckney Cul-de-Sac. Tucked away in a peaceful cul-de-sac within the popular village of Fleckney, this modern two-bedroom mid-terrace property offers an excellent opportunity for first-time buyers or investors alike. With no onward chain and an estimated rental return of around £11,000 per annum, the home presents great potential and scope for cosmetic updating.

The accommodation begins with a front-facing kitchen, while to the rear is a spacious lounge/diner, filled with natural light and featuring sliding doors that open directly onto the garden. Stairs rise to the first floor where the property offers a double bedroom overlooking the rear garden, a single bedroom to the front, and a family bathroom fitted with a three-piece suite and an electric shower over the bath. The landing also provides access to an airing cupboard and loft space.

Externally, the rear garden includes a paved patio, lawn, and storage shed, along with gated access leading to a shared footpath that connects to a communal parking area with two designated spaces for the property. Double glazing and gas central heating are in place, with a recently replaced boiler offering added reassurance.

Fleckney itself is a thriving village with a range of local shops, pubs, and amenities, as well as highly regarded schooling and excellent transport links to Leicester, Market Harborough, and the wider road network.

An ideal first home or buy-to-let investment, this property combines village convenience with great potential — available with no upward chain.

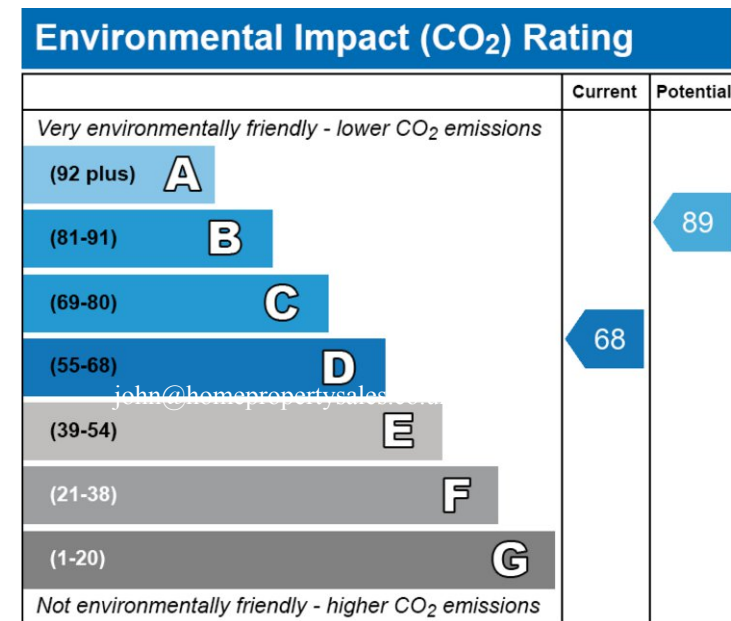
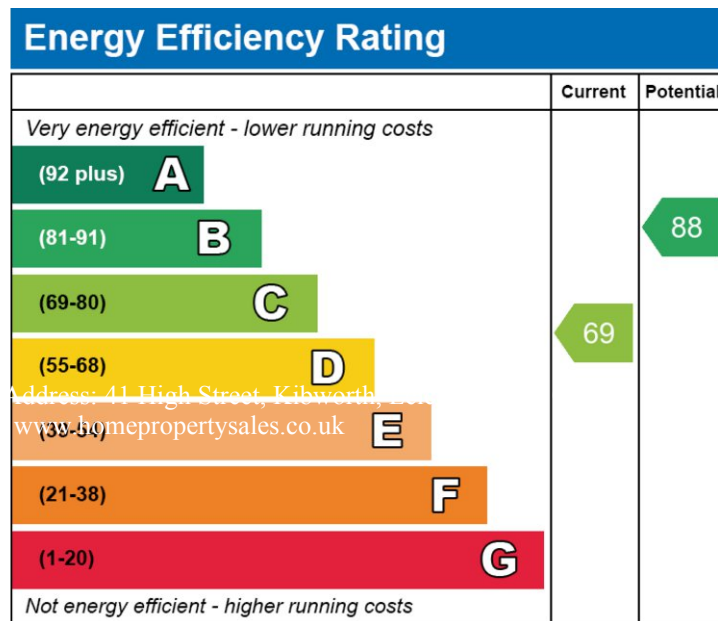
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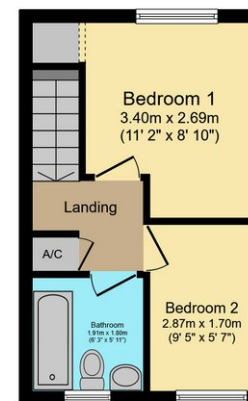
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Ground Floor
Floor area 22.9 sq.m. (246 sq.ft.)



First Floor
Floor area 22.9 sq.m. (246 sq.ft.)

Total floor area: 45.7 sq.m. (492 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co



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