



## 20 Rolleston Street, Leicester, LE5 3SA

Sell My Home are pleased to present to the market this four bedroom mid terrace house, presented in a modern fashion throughout. This property could be ideal for those looking for a larger family home or investment property to add to their portfolio.

As you enter the property you'll find the first reception room, leading to the second reception room then kitchen and bathroom beyond. The kitchen is neatly presented with fitted appliances and black subway style tiling as a splashback. The downstairs shower room is similarly presented with a modern finish and features a generously sized shower unit.

Heading upstairs you will find the main bedroom with en suite, two further double bedrooms and a single bedroom, all cleanly presented with a white finish.

Finally on the top floor is a loft room that is 5.9m long providing plenty of storage space.

**Asking Price £325,000**

# 20 Rolleston Street

, Leicester, LE5 3SA



- FOUR BEDROOM TERRACED HOUSE
- MODERN FITTED KITCHEN
- LOFT ROOM
- CLOSE TO SHOPS AND OTHER AMENITIES
- TWO BATHROOMS
- FIFTEEN MINUTES FROM LEICESTER CITY CENTRE

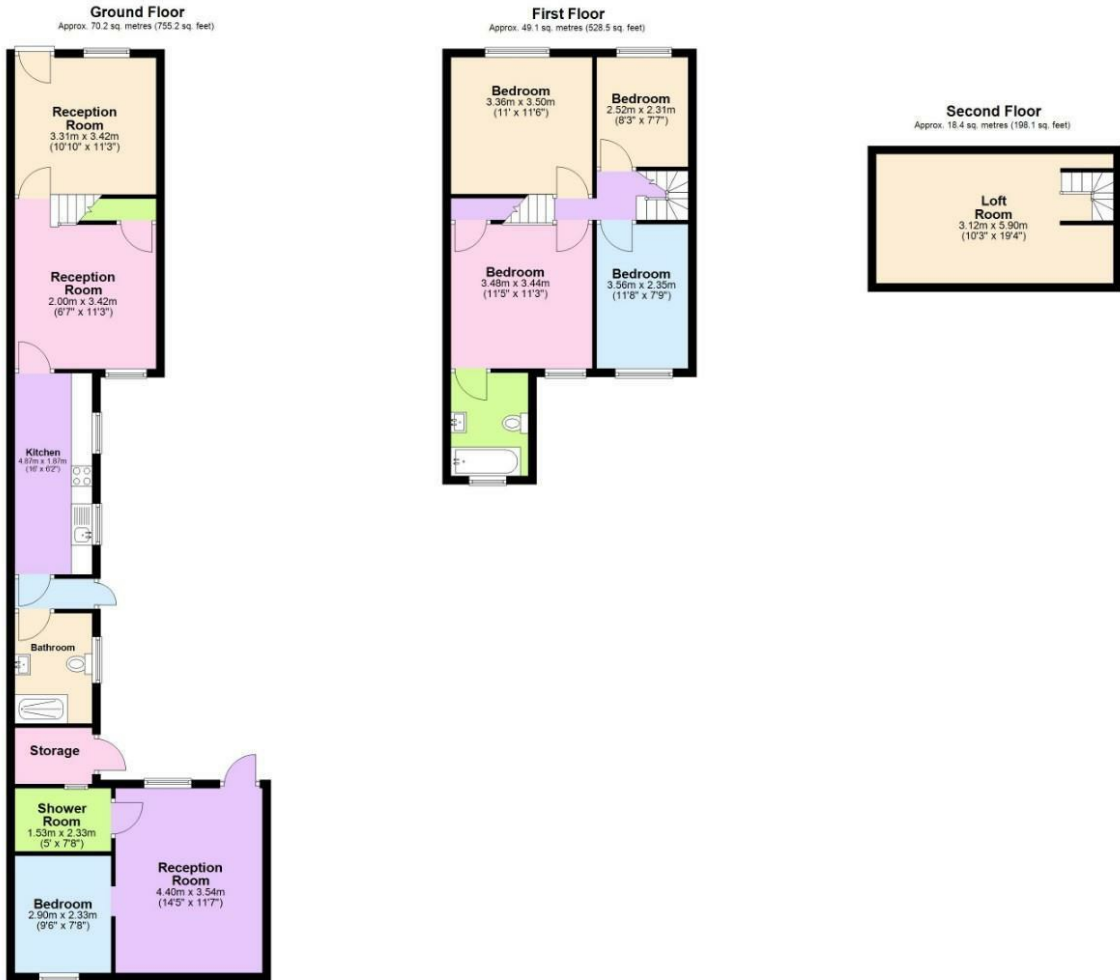


Directions





# Floor Plan



Total area: approx. 137.7 sq. metres (1481.9 sq. feet)  
All measurements are approximate.  
Plan produced using Planlup.

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>85</b>	
		<b>58</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC