



Twycross Street, Leicester

4  2  2  

Sell MyHomeTM
.co.uk



- FOUR BEDROOMS
- WELL PRESENTED

- SOUGHT AFTER LOCATION

Nestled in the vibrant Highfields area of Leicester, this four-bedroom mid-terrace house on Twycross Street offers spacious living in a sought-after location. Perfect for families or those needing extra space, the property features a thoughtfully designed layout across multiple floors.

Entrance Porch: Window to the front and a cupboard housing the meters.

Lounge – 23' 2" x 10' 10" (7.06m x 3.30m): A light and spacious lounge with windows to the front and rear, plus two radiators.

Kitchen – 16' 10" x 5' 11" (5.13m x 1.80m): Fitted kitchen with wall and base units, work surfaces, sink with drainer, combi boiler, and integrated appliances including fridge freezer, washing machine, and dishwasher. Window to the side.

Bathroom: Bath with shower over, WC, vanity hand wash basin, radiator, and side window.

First Floor Landing: Stairs rising from the ground floor leading to the first floor.

Bedroom One – 14' 9" x 7' 10" (4.50m x 2.39m): Window to the rear and radiator.

Bedroom Two – 11' 2" x 10' 9" (3.40m x 3.28m): Window to the front and radiator.

Second Floor Landing

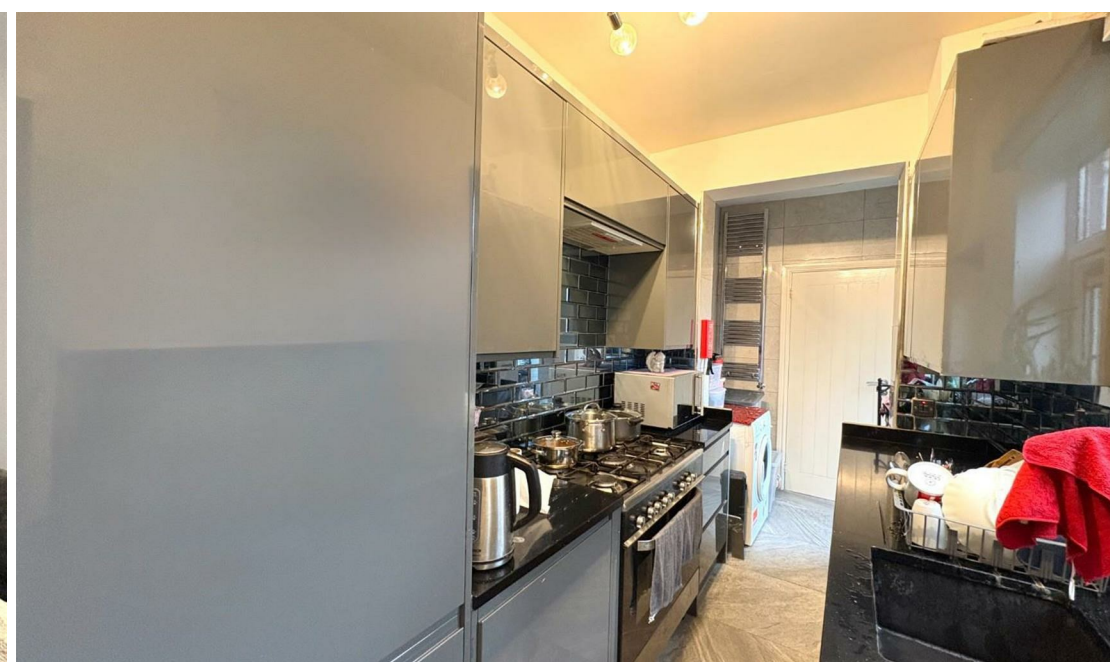
Bedroom Three – 8' 10" x 8' 10" (2.69m x 2.69m): Window to the rear and radiator.

Bedroom Four – 8' 11" x 10' 3" (2.72m x 3.12m): Window to the front and radiator.

Rear of Property: Small yard providing an outdoor space.

Situated in a lively area close to local amenities, parks, and transport links, this property offers a practical layout and excellent potential. Viewing is highly recommended.

Price Guide: £290,000





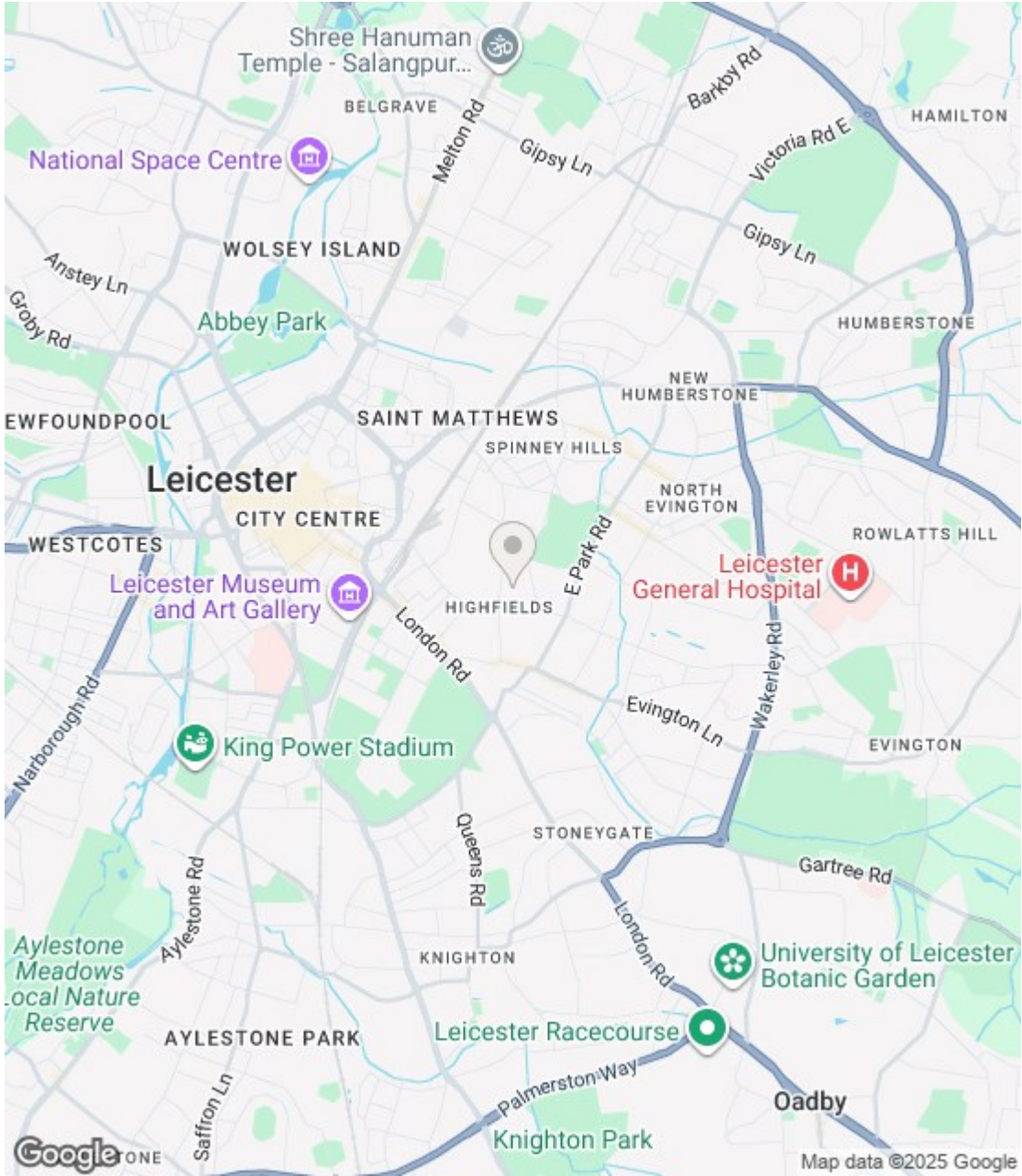


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	





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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

(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 is no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The description, measurements & specifications indicated have been approved by the Vendor, for guidance only and as such must be considered incorrect. While every effort has been made to ensure the accuracy of the information provided, we cannot be held responsible for any errors or omissions. Potential buyers are advised to recheck measurements before committing to any expense. (4) We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. (5) Financial Advice: Any financial information or advice provided in this brochure is not intended as financial or legal advice. We recommend that you seek independent financial and legal advice before making any decisions regarding property transactions. (6) Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. Energy Performance Certificates are available upon request. EPC ratings and related details are accurate as of the date of publication, but may change over time. (7) We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. (8) Subject to Availability: All properties and prices are subject to availability and may be withdrawn or amended without notice. We do not guarantee the continued availability of any property listed in this brochure. (9) Third-Party Services: Any references to third-party services, such as solicitors, surveyors, or financial advisors, are for information only. We do not endorse or recommend any particular service provider. (10) Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. (11) Viewing Arrangements: Viewings of properties are by appointment only and should be arranged through the estate agent. (12) Legal Information: Buyers should verify all legal and planning details with the relevant authorities and professionals before proceeding with a purchase.