



Wolverton Road, Leicester, LE3 2AL



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
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# Property Description

A well presented two bedroomed terraced property located just west of the Leicester City Centre with an excellent range of shops on Narborough Road, Fosse Park Shopping Centre and Leicester City Centre. The accommodation comprises, front reception room, rear reception room, kitchen, first floor landing, two double bedrooms and a family bathroom. The property also benefits from a rear garden, gas central heating and UPVC double glazing. EPC D. Council Tax Band A.

In our opinion this property would make an ideal first time buyer or investment opportunity.

Location - The property is situated in a mature residential area enjoying local shopping and recreational facilities. Both Braunstone Park and Westcotes Park are within walking distance whilst The Highcross Shopping Centre and Braunstone Gate with its popular bars and restaurants is just over 1 mile away. There is good access to the City centre, Hospitals, Universities and mainline Railway Station with services in all directions, including London St Pancras International. For the road commuter there is good access to the local ring road network including A47, A5460, A50 inner and outer ring roads and the M1 and M69 motorways are accessed at Jct 21, some 3.5 miles distant.





## Key Features

- No upward sales chain
- Well presented terrace house
- Two large bedrooms
- Two spacious reception rooms
- Enclosed rear paved yard with outhouses
- Gas central heating system and UPVC double glazing
- Close to the City Centre
- Popular residential location
- Energy Performance Rating - D
- Council Tax Band - A

**£170,000**



**Approximate Gross Internal Area**  
78.8 sq. m. (848 sq. ft.)



**Ground Floor**  
Floor Area 42.3 sq.m. (455 sq.ft.) approx

**First Floor**  
Floor Area 36.5 sq.m. (393 sq.ft.) approx

Not to scale, for layout reference only. All Measurements are Approximate  
Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - A

Local Authority  
Leicester (city of)

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our Leicester (AG) office on 01162 429922



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