



Bonchurch Street, Woodgate, Leicester, LE3 5EE

**ANDREW
GRANGER & CO**

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Property Description

A freshly decorated, chain free three bedroom terraced home on Bonchurch Street in Woodgate, Leicester, now fully ready for someone to move straight into. Ideal for first time buyers seeking an affordable and comfortable step onto the property ladder, and equally appealing to investors looking for a low maintenance rental opportunity, this property offers excellent value in a consistently popular area.

The ground floor features a welcoming reception room that leads through to a generous lounge and dining space, creating a bright and sociable layout. Beyond this is a modern fitted kitchen with good storage and workspace, all presented in clean move in ready condition. Upstairs, the home offers three well proportioned bedrooms and a family bathroom, making it suitable for a range of buyers from individuals to young families. The recent redecoration throughout gives the house a fresh and inviting feel, allowing the next owner to settle in without any immediate work required.

The added benefit of no onward chain makes the buying process smoother and faster, which is a real advantage for both owner occupiers and investors seeking a simple hassle free purchase.

Location: Bonchurch Street is set within Leicester's well connected West End and Fosse neighbourhood, an area known for its friendly community feel, convenient local amenities and strong appeal for both first time buyers and investors. Residents enjoy easy access to shops, supermarkets, cafés and green spaces, while nearby schools and colleges add to the area's practicality. Excellent transport links provide quick routes into the city centre, the universities and the railway station. With a lively and diverse atmosphere, improving local facilities and steady rental demand, this part of Leicester continues to be a desirable place to live or invest.

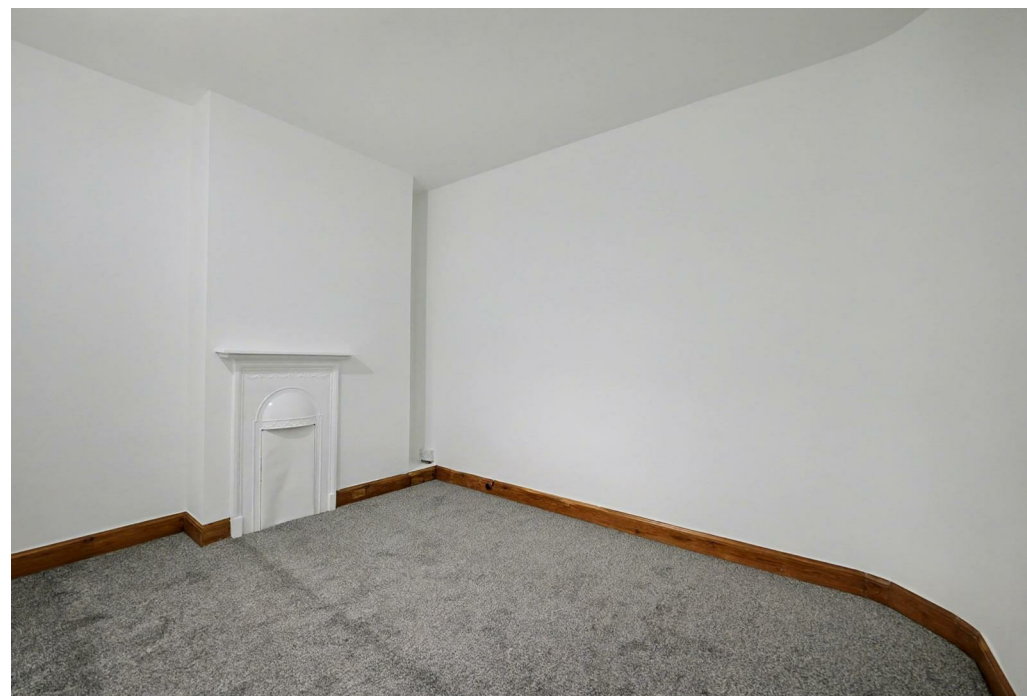




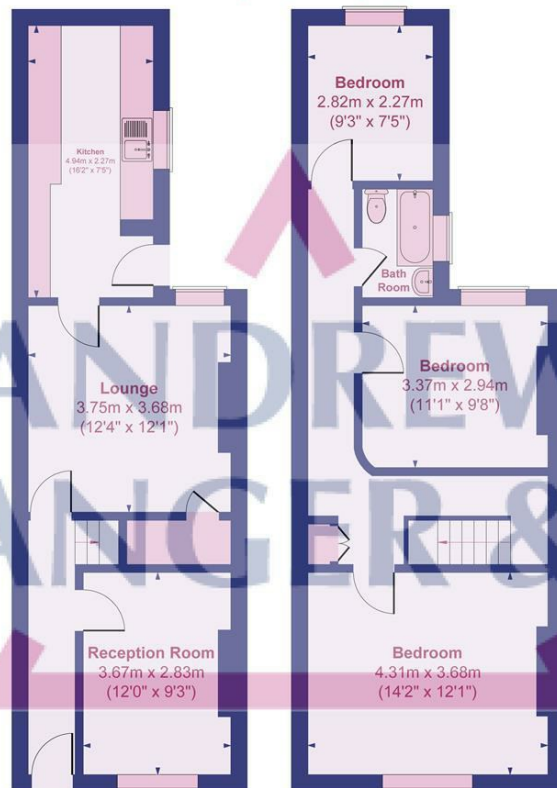
Key Features

- No onward chain
- Recently redecorated
- Ready to move into
- Three bedrooms
- Two reception rooms
- Modern fitted kitchen
- Popular West End, Fosse location
- Perfect for first time buyers or investors

£210,000



Approximate Gross Internal Area
91.5 sq. m. (985 sq. ft.)



Ground Floor

Floor area 42.9 sq.m. (462 sq.ft.) approx

First Floor

Floor area 48.6 sq.m. (523 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 - B

Local Authority
Leicester

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for the sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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