



22 Beaconsfield Road, Leicester  
£210,000

  
ANDREW  
GRANGER & CO  






# 22 Beaconsfield Road

Leicester, Leicester

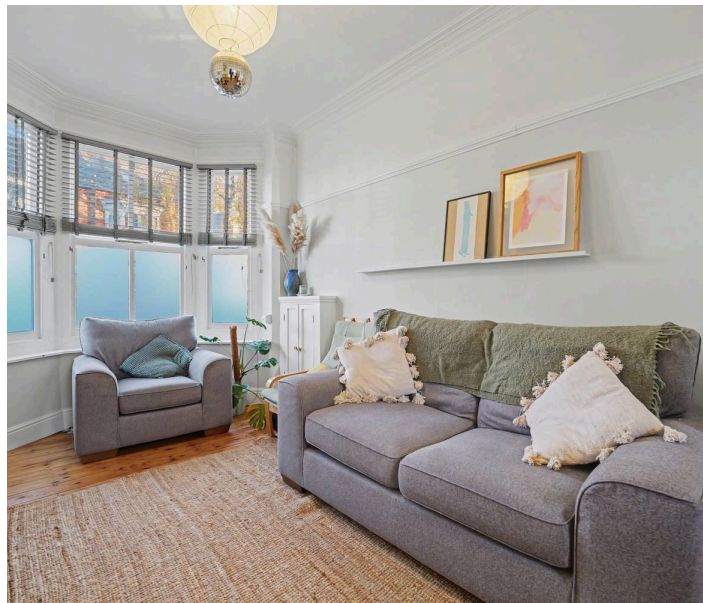
Charming 2-bed terrace near Narborough Rd with period features, modern kitchen, spacious bathroom, low-maintenance garden, and permit parking. Ideal for first-time buyers or investors. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Well presented two bedroom bay fronted terrace
- Bright lounge and dining room with original features
- Modern kitchen plus separate utility room
- Two good sized double bedrooms
- Spacious contemporary bathroom
- Low maintenance rear garden with patio and store
- Attractive paved frontage
- Convenient location close to shops, cafes and transport links







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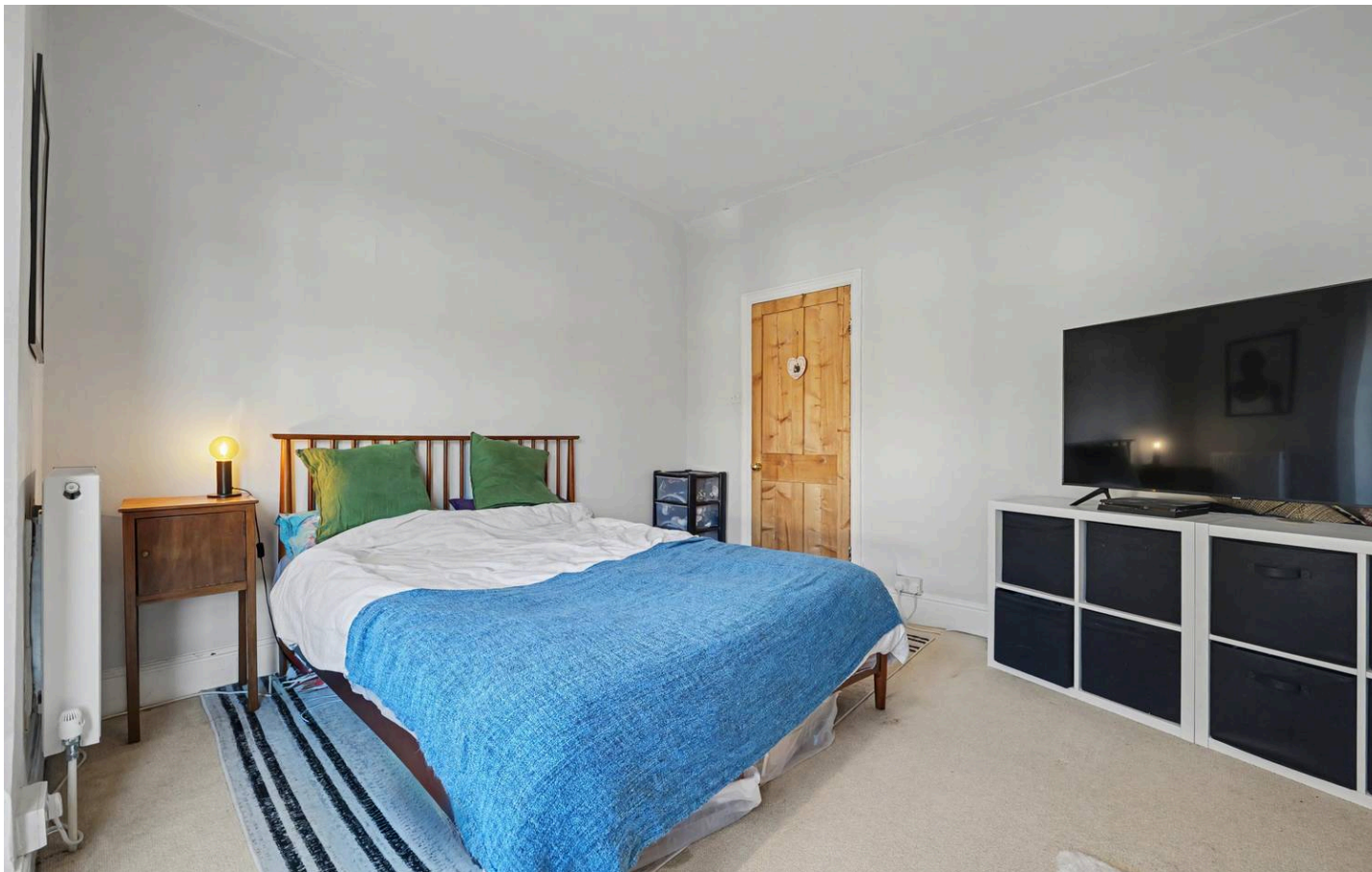
Beautifully presented and full of character, this charming two bedroom bay fronted terrace blends period detail with modern comfort in a way that feels warm, welcoming and wonderfully easy to live in. Tucked just off Narborough Road and within easy reach of Leicester City Centre, it offers the ideal setting for first time buyers who want the buzz of city life close by, along with the convenience of shops, cafes and transport links on the doorstep.

Inside, the home opens with a bright and inviting hallway that leads to a lovely bay fronted lounge. Original features, stripped wooden floors and a characterful fireplace give the space real personality, while an open arch into the dining room creates a sociable flow that works beautifully for relaxed evenings or hosting friends. French doors connect the dining area to the garden, bringing in plenty of natural light.

The kitchen feels practical and homely, with fitted units, good workspace and access to a separate utility room that keeps daily chores neatly out of sight.







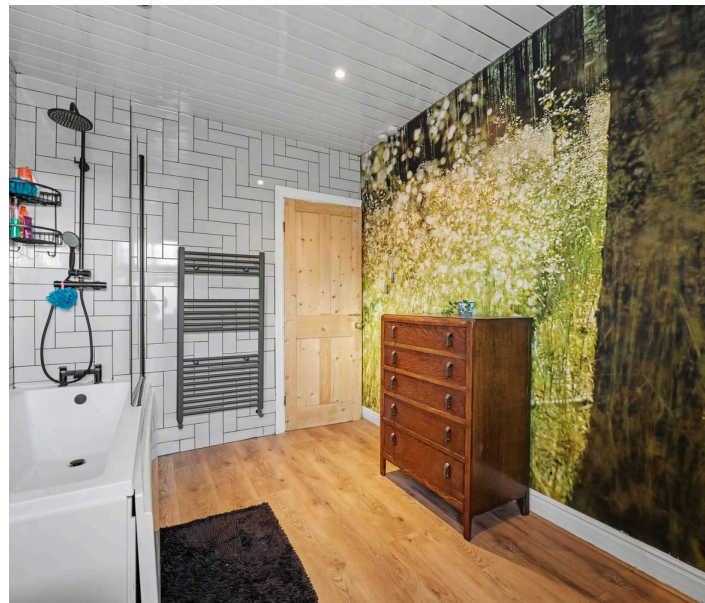
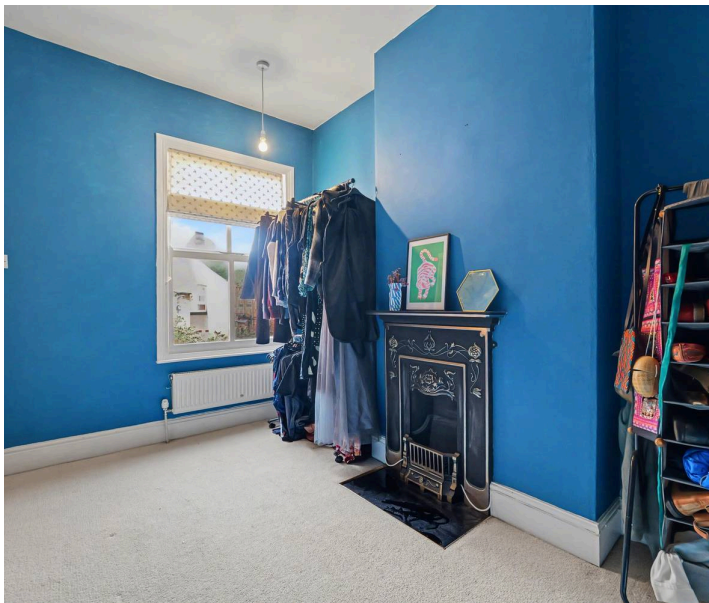
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Upstairs, there are two generous double bedrooms, each with its own cast iron fireplace and a calm, comfortable feel. The bathroom is surprisingly spacious, finished with contemporary touches and offering both a bathtub and shower, ideal for busy mornings or winding down at the end of the day.

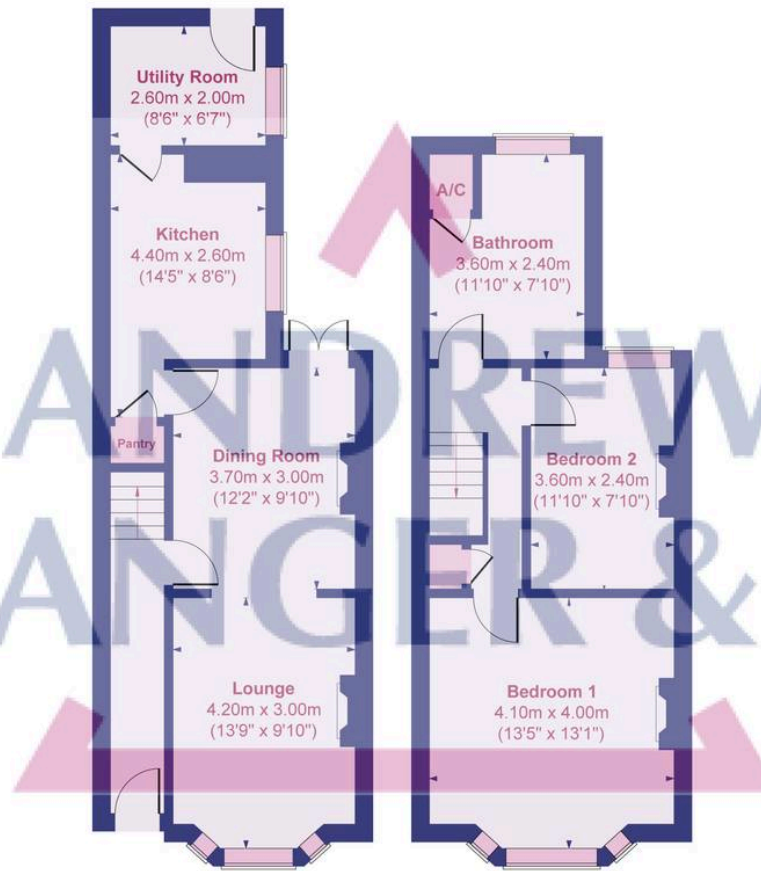
Outside, the private rear garden is designed for low maintenance, with artificial lawn, a patio for outdoor seating and a useful brick built store. The paved front garden adds kerb appeal, and residents can take advantage of permit parking on the street.

This is a home that feels cared for, full of charm and ready for someone to make their own. Whether you are stepping onto the property ladder or looking for a solid investment in a thriving area, it offers comfort, character and everyday convenience in equal measure.





Approximate Gross Internal Area  
88.2 sq. m. (949 sq. ft.)  
Total 88.2 sq. m. (949 sq. ft.)



Ground Floor  
Floor area 46.7 sq.m. (503 sq.ft.) approx

First Floor  
Floor area 41.5 sq.m. (447 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

## Andrew Granger & Co Oadby (Part of Sheldon Bosley Knight)

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