



6 Savernake Road, Leicester

Offers Over **£230,000**



6 Savernake Road

Leicester, Leicester

**** CALL TO ARRANGE A VIEWING **** two bedroom SEMI DEATCHED house **** BRILLIANT** sized SOUTHERLY ASPECT facing REAR GARDEN **** TWO** reception rooms **** READY TO MOVE INTO **** situated in a CUL-DE-SAC position

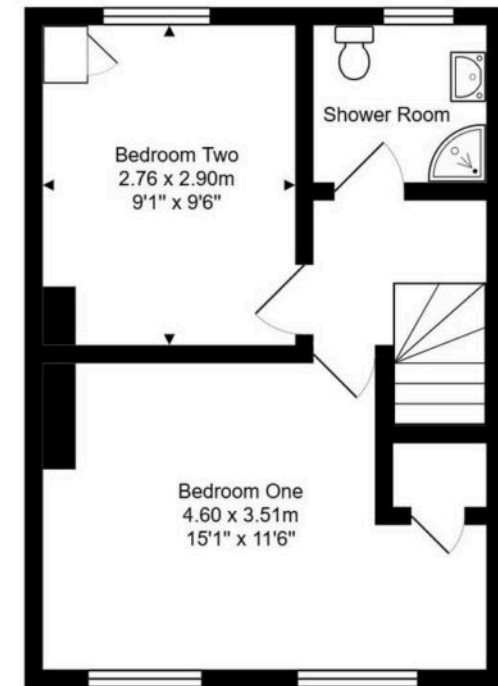
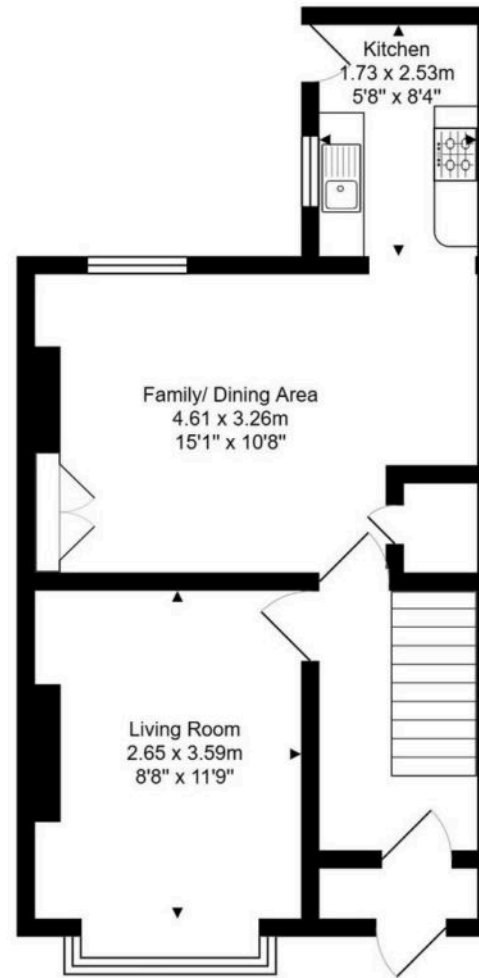
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC

- A well presented two bedroom semi detached house
- Two reception rooms (Living room which is to the front of the house and a family/ dining room located at the back)
- The family/ dining room has an open feel to it, giving you access to the kitchen
- The main bedroom is of a great size and has enough space to accommodate a dressing table with a chair
- Brilliant sized, well maintained southerly aspect facing rear garden
- Off road parking to the front
- There could be potential for an extension to the rear of the house, subject to planning permission being obtained, building regulations approval
- Situated within a cul-de-sac position
- Located within close proximity to the local schools, shops and Beaumont Shopping Centre



All measurements, floor areas, openings and orientations are approximate and for display purposes only.
They should not be relied upon and do not form as any part of agreement.
All parties must rely on their own inspections and no liability is taken for any error.

6 Savernake Road

Leicester, LE4

Situated within a cul-de-sac position, this charming and delightful house presents a wonderful opportunity for those seeking a well-appointed living space. Boasting a tasteful facade, this two bedroom semi-detached home offers a comfortable and inviting atmosphere throughout.

Upon entering the porch and entrance area, one is greeted by the nice living room located at the front of the house, ideal for relaxation and entertaining guests. Adjacent to this, the family/dining room at the rear of the property provides a great space for various activities, seamlessly flowing into the kitchen for convenient meal preparation. The home's thoughtful layout accentuates the family/dining room, enhancing the overall sense of space and unity within the property. The bright and airy ambience further complemented by the abundance of natural light flooding through the windows, creates a warm and welcoming environment. The main bedroom, generously proportioned and thoughtfully designed, offers ample space to accommodate a dressing table with a chair, providing a private sanctuary for relaxation and rejuvenation. The second bedroom offers comfortable accommodation, perfect for family members or guests. Also situated on the first floor is a modern shower room.

Externally, the property features a brilliant-sized, well-maintained southerly aspect facing rear garden, with a patio area, side access to the front and could be ideal for outdoor activities or simply unwinding in the fresh air. Additional benefits include off-road parking to the front, ensuring convenience and ease of access for residents and visitors alike.

There could be the potential for an extension to the rear of the house, however this would be subject to obtaining planning permission consent, building regulation approval from the local authorities. If this is of interest to you then we suggest you check this.

Conveniently located in close proximity to local schools, shops, and the Beaumont Shopping Centre, residents will enjoy easy access to a host of amenities and services, enhancing daily convenience and quality of life. Whether you're a first-time buyer, family, or investor, this property offers an opportunity to embrace a comfortable and harmonious lifestyle in a sought-after location.









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