



**Connells**

Twycross Street  
Leicester



## Property Description

Situated in the popular area of Highfields this three bedroom property is well placed for easy access to local amenities, places of worship, schools, shopping centres and leisure facilities.

Conveniently located for excellent transport links towards Leicester City Centre making it ideal for families and commuters. The local schools include Uplands Infant School, Al-Islamia Institute for Education, Medway Community Primary School, The Imam Muhammed Adam Institute School and Moat Community College with many more available. There is also easy access to the Leicester Train Station which provides direct routes to London St Pancras in just over an hour as well as regular journeys to Birmingham New Street.

The Accommodation comprises of a Lounge, Dining Room, Kitchen and Downstairs Bathroom to the ground floor with Three Bedrooms to the First Floor and a garden to the rear of the property. On Street Parking is also available

The property also benefits from solid wall insulation

New boiler installed Jan/Feb 2023

Solar panels installed Oct 2022 (owned outright)

Partly refurbished roof has been done recently.

## Lounge

10' 9" x 11' 9" ( 3.28m x 3.58m )

A lounge with a radiator, laminate flooring and a window. There is a door which leads towards the reception room

## Dining Room

10' 9" x 11' 4" ( 3.28m x 3.45m )

A Dining Room with laminate flooring, a double glazed window to the front of the property with access via the front door

## Kitchen

5' 6" x 9' ( 1.68m x 2.74m )

With floor and wall ceiling, a tiled in splash area, sink and a drainer, space for a washing machine and also space for an oven

## Bathroom

5' 6" x 5' 9" ( 1.68m x 1.75m )

A downstairs bathroom with a bath with a shower over head, sink with storage, WC, tiled floors and walls and a double glazed window

## Bedroom One

12' 3" x 11' 7" ( 3.73m x 3.53m )

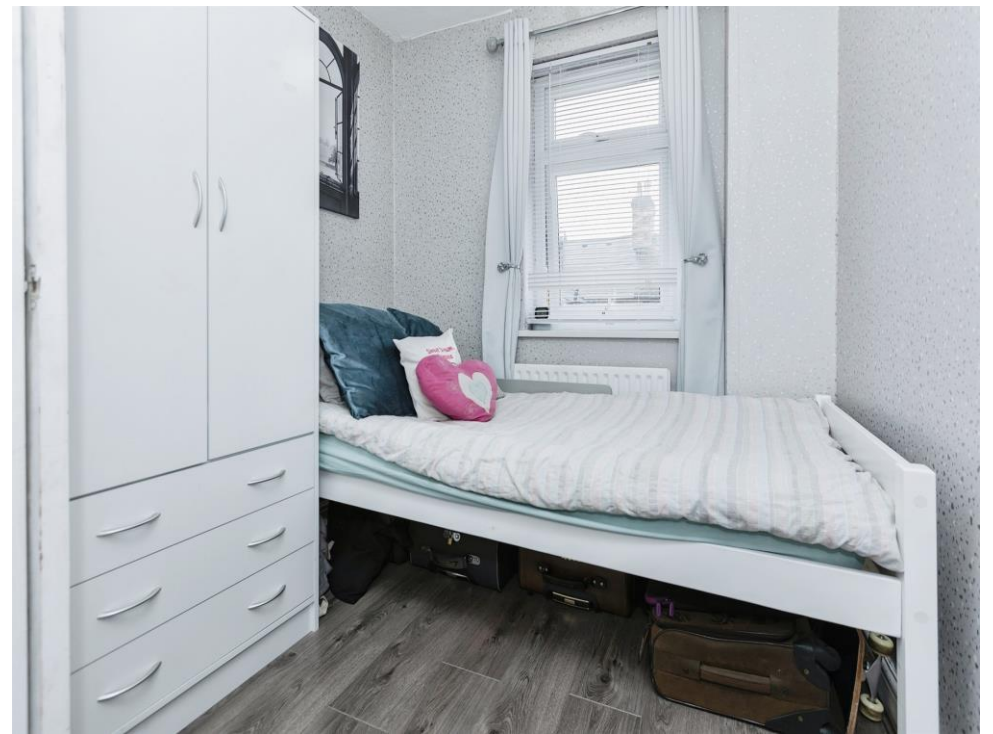
Bedroom One with double glazed windows towards the front of the property, carpeted throughout and a radiator

## Bedroom Two

9' 4" x 11' 4" ( 2.84m x 3.45m )

Bedroom Two with laminate flooring and double glazed windows towards the rear of the property









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/LTR321479](https://www.connells.co.uk/Property/LTR321479)**

Tenure: Freehold



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Property Ref: LTR321479 - 0014