



Connells

Earl Howe 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 routes to Birmingham New Street. The accommodation comprises of an Entrance Hall, Lounge, Kitchen, Two Bedrooms a Loft Room and a Bathroom There is a garden to the rear of the property and there is also On Street Parking available.

Entrance Hall

With a radiator and laminate flooring

Lounge

12' 5" x 11' (3.78m x 3.35m)

With two radiators, laminate flooring and windows

Kitchen

12' 4" x 6' 1" (3.76m x 1.85m)

With lino flooring, window, radiator, sink, integrated oven, electric hob, extractor fan, integrated microwave, tiled wall and cupboards



Wc

A downstairs WC with tiles, WC and a sink

Bedroom One

12' 3" x 11' (3.73m x 3.35m)

A double bedroom with a radiator, window and a carpet

Bedroom Two

8' 5" x 12' (2.57m x 3.66m)

A double bedroom with a radiator, window and carpet

Bathroom

9' 3" x 5' 4" (2.82m x 1.63m)

With a bath with shower over head, sink, toilet, tiles and a combi boiler

Loft Room

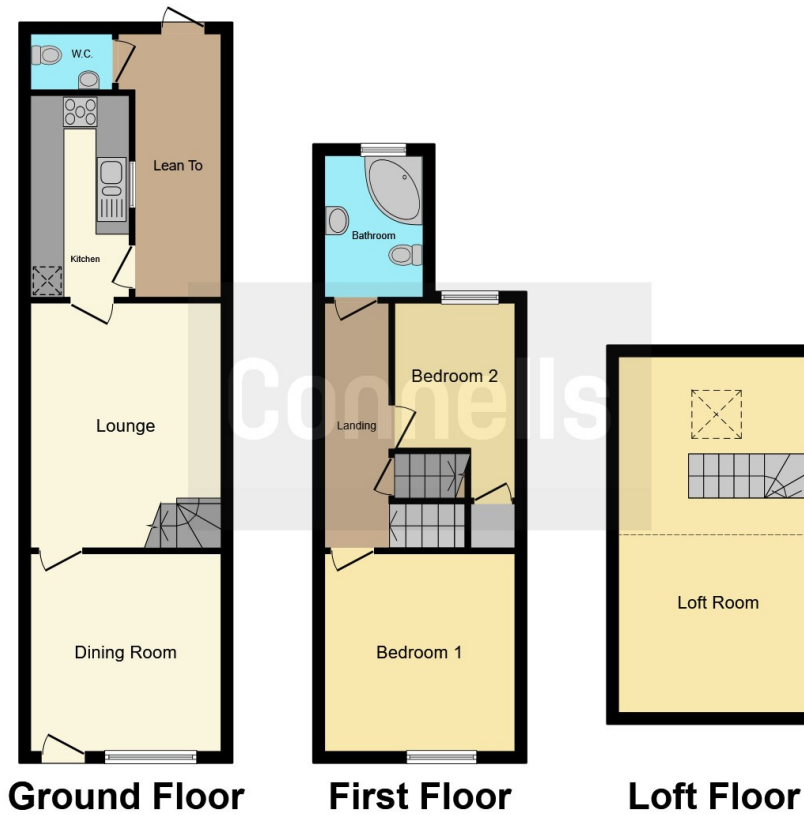
18' 6" x 9' 4" (5.64m x 2.84m)

The Loft is currently being used as a third double bedroom with stair access and a radiator









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: D

view this property online connells.co.uk/Property/LTR321784

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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