



Connells

Chepstow Road
Leicester



Property Description

The location provides convenient access to the city centre approximately two miles north with its wide range of shopping facilities, mainline railway with links to London St Pancras in just over an hour, professional and cultural quarters. Popular schooling in the state and private sectors are in close proximity, along with neighbourhood shopping facilities found along the fashionable Francis Street/Allandale Road parades.

The well-designed layout comprises an entrance hall, a front dining room, lounge & new and good-sized kitchen on the ground floor.

To the first floor there is a three bedrooms & family bathroom.

Private back yard with shed storages & patio area & on-street parking.

Ground Floor

Hallway

14' 3" x 2' 8" (4.34m x 0.81m)

Dining Room

10' 3" x 11' 2" (3.12m x 3.40m)

Having a laminate flooring, radiator & window to the front

Lounge

12' 4" x 11' 7" (3.76m x 3.53m)

Having a laminate flooring, radiator,

ornamental fireplace & window to the rear aspect

Kitchen

17' 7" x 7' 6" (5.36m x 2.29m)

New kitchen fitted with a range of base units, sink unit with a window over, a fitted storage & access to the rear aspect

First Floor

Bedroom 1

12' 4" x 13' 2" (3.76m x 4.01m)

Having a carpet floor, radiator & window to the front

Bedroom 2

12' 9" x 12' 3" (3.89m x 3.73m)

Having a carpet floor, radiator & window to the rear

Bedroom 3

8' 5" x 7' 8" (2.57m x 2.34m)

Having a carpet floor, radiator & window to the rear

Bathroom

5' 9" x 7' 8" (1.75m x 2.34m)

Fitted with a bath with shower over, wash hand basin, toilet & window to the rear









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
LEICESTER LE1 1JB

EPC Rating: C

view this property online connells.co.uk/Property/LTR322539

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR322539 - 0003