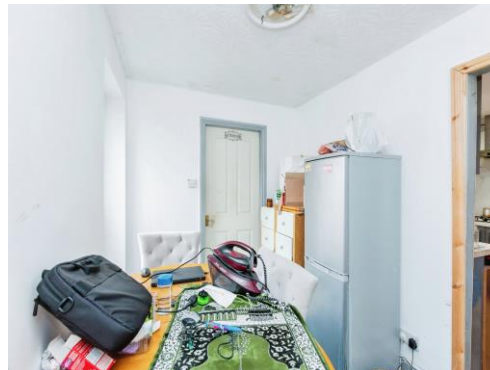




Connells

Braybrooke Road
Leicester



Property Description

A mid terraced property situated in a popular location, within easy reach of amenities including schools and places of Worship and close to a bus stop to the city centre. The accommodation comprises: entrance hall, lounge, dining room, kitchen and wet room to the ground floor, with three bedrooms and a shower room upstairs. Outside there is off road parking to the front and a paved rear garden with a partially built annexe.

Entrance Hall

Door to the front, stairs to the first floor and doors off to the lounge and kitchen.

Lounge

19' 1" x 9' 6" (5.82m x 2.90m)

Double glazed window to the front, two radiators, TV point, internet point, laminate flooring and double doors to the dining room.

Dining Room

11' 1" x 6' 11" (3.38m x 2.11m)

Laminate flooring, radiator and doors to the kitchen, wet room and garden.

Kitchen

25' x 9' (7.62m x 2.74m)

Fitted with a range of wall and base units, sink and drainer, work surfaces with tiling to splashbacks, built-in oven and hob, space for washing machine, dryer and fridge/freezer, tiled floor and double glazed window to the rear.

Wet Room

Shower, wash hand basin, WC, extractor fan, tiling to walls and floor, double glazed window to the rear.

First Floor Landing

Leading to three bedrooms and a bathroom.

Bedroom One

14' 11" max x 11' 1" (4.55m max x 3.38m)

Double glazed window to the front, radiator, TV point and laminate flooring.

Bedroom Two

9' 4" x 7' 9" (2.84m x 2.36m)

Double glazed window to the rear, radiator and laminate flooring.

Bedroom Three

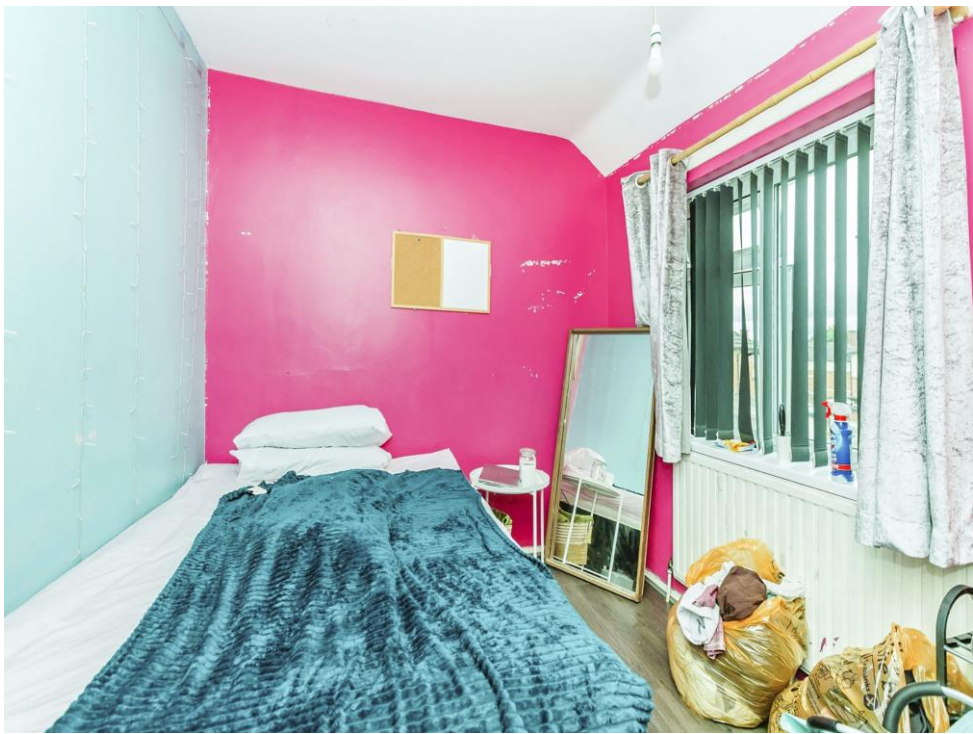
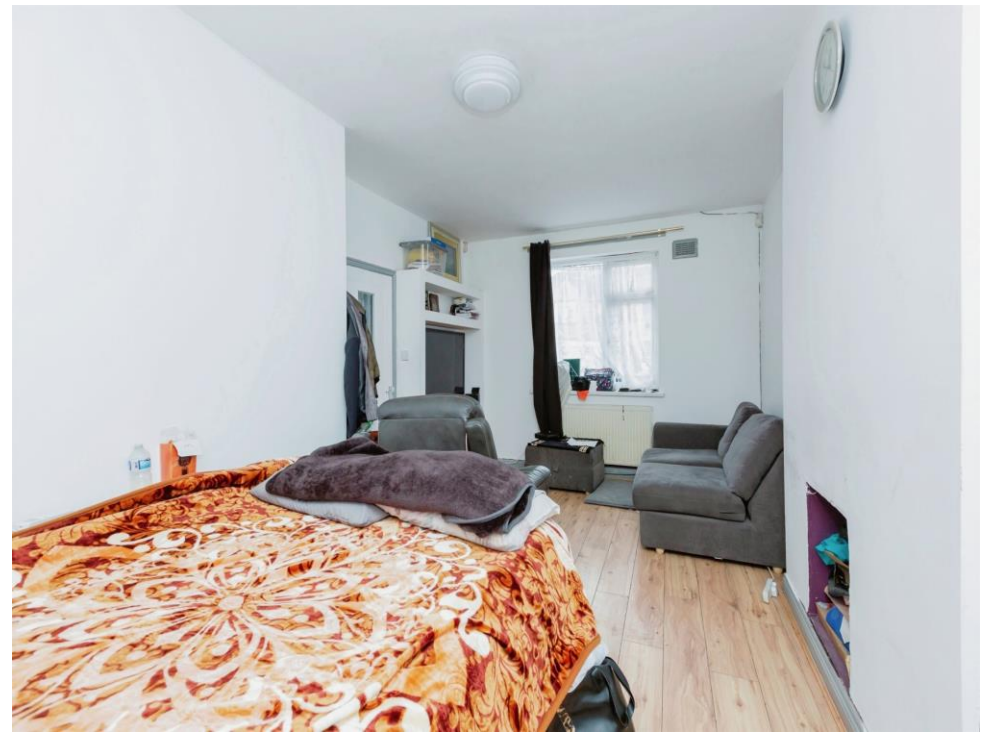
8' 1" x 6' 8" (2.46m x 2.03m)

Double glazed window to the front, radiator, laminate flooring and stairs leading to the attic.

Outside

To the front of the property there is off road parking. To the rear is a paved garden with partially built annexe.





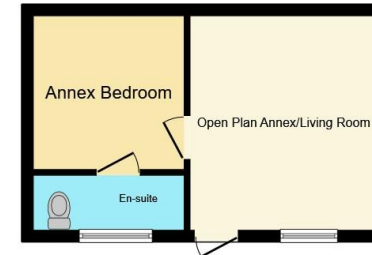




Ground Floor



First Floor



Annex

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: D

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Tenure: Freehold



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