

Property details approval form

73 Telford Way, Leicester, Leicestershire, England, LE5 2LX

Date: 10 October 2024

Property Ref and Version: LTR321935 - 0002

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£200,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > End-Terraced House
- > Two Bedrooms
- > Front Yard
- > Private Back Yard
- > Garage

○ Short Description

Connells are pleased to present this end-terraced property. Comprises an entrance porch, living area and kitchen on the ground floor. To the first floor there is a two bedrooms and a family bathroom. First Time Buyers & Investment Opportunity.

○ Long Description

Lies within a residential neighbourhood made up of mostly semi-detached and terraced houses. This area is well-suited for families and working professionals. The streets are typically calm, offering a quieter suburban feel.

The property benefits from proximity to **Uppingham Road**, which is a major road offering a wide range of local amenities including grocery stores, shops, pharmacies, and restaurants. **Humberstone** and **Evington Road** also have various local businesses and services.

The property is close to Willowbrook Park, which provides plenty of green space for outdoor activities, walks, and picnics. This park is ideal for families and individuals who enjoy spending time outdoors.

Telford Way is well-connected by public transport, with several bus routes that provide quick access to Leicester city centre.

The area is popular with families due to the presence of several good schools nearby, such as **Crown Hills Community College** and **Falcons Primary School**. These educational institutions are well-regarded within the local community.

While situated in a quieter residential part of Leicester, the area is just a short drive or bus ride from the city centre, making it convenient for those who work or frequently visit the heart of Leicester.

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○ Room Description

Ground Floor

Porch

Living Room

11' 8" x 17' 5" (3.56m x 5.31m)

Kitchen

11' 8" x 9' 9" (3.56m x 2.97m)

First Floor

Bedroom 1

12' x 11' 3" (3.66m x 3.43m)

Bedroom 2

8' 8" x 12' (2.64m x 3.66m)

Bathroom

11' 3" x 5' 4" (3.43m x 1.63m)

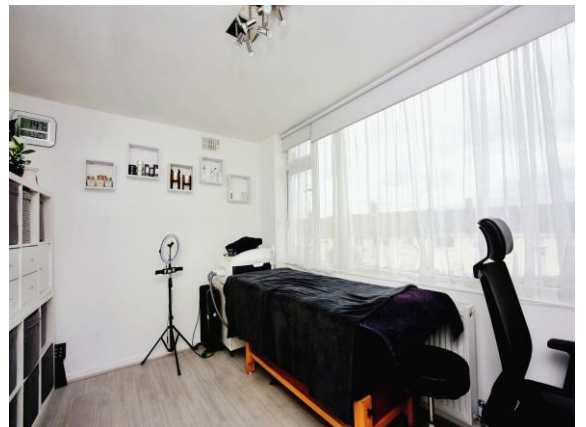
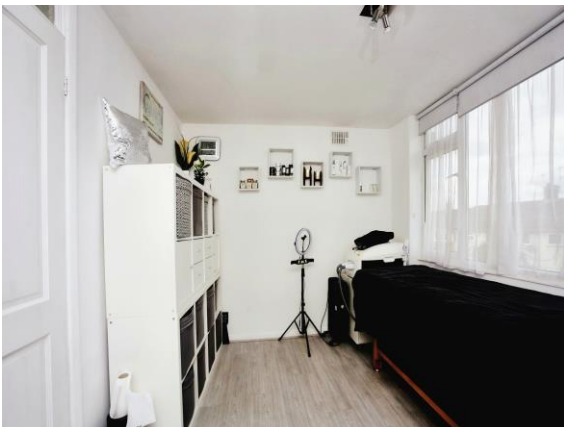
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○ Property Images



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○ Floor Plan



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

○ Approval

	Signature	Date
Elish Adhikari		10/10/2024
Miss A. Sultan Katib		