



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.



Property Description

The accommodation is situated in the highly desirable area of LE5, ideal for schools and access to the City Centre and the surrounding areas. The property has many local amenities with a Tesco just a short distance away. The local schools are Humberstone Infant Academy, Gateway Sixth Form College, Avanti Fields School, St Joseph's Catholic Academy, Keyham Lodge School and The City of Leicester College with many more within a short distance. The property comprises; an Entrance Hall, Lounge, Kitchen, two bedrooms and a shower room. The property also has a garage and on street parking available.

Entrance Hall

A good size hallway with storage and carpet.

Lounge

14' 3" x 11' 4" (4.34m x 3.45m)

A spacious lounge which benefits from a TV point, carpet with two windows with a rail outside for safety.

Kitchen

8' 5" x 10' 9" (2.57m x 3.28m)

A sizeable kitchen comprising of an electric hob, an electric oven, sink, windows and tiled walls.

Bedroom One

14' 5" x 9' 9" (4.39m x 2.97m)

A double bedroom with in wall storage.

Shower Room

6' 4" x 5' 6" (1.93m x 1.68m)

The Ensuite benefits from tiled walls, a toilet, sink with a cupboard underneath and a shower.

Bedroom Two

6' 9" x 11' 4" (2.06m x 3.45m)

Bedroom Two with a window, in wall storage and a carpet.







To view this property please contact Connells on

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22-24 Halford Street
LEICESTER LE1 1JB

EPC Rating: D

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 11 May 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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