



Connells

Bridge Road
Leicester



Property Description

Situated in Rowllatts Hill, a well established residential area in the east of Leicester. The property offers good access to the city centre, with convenient transport links via buses and nearby main roads. It also offers close proximity to major road networks like the A47 and A563, making commuting straightforward.

There are several shops and convenience stores within walking distance and larger supermarkets are nearby.

Multiple primary and secondary schools nearby, including well-regarded options like Hamilton Primary School and Crown Hills Community College.

Local GP surgeries and pharmacies available in the vicinity. Leicester Royal Infirmary and other hospitals within reasonable distance.

Leisure centres and sports facilities available in the wider Leicester area. Regular bus services connecting Leicester city centre and surrounding suburbs and easy access to Leicester railway station for regional and national train services.

Entrance Hall

3' 6" x 11' 3" (1.07m x 3.43m)

Having laminated flooring and door leading to the lounge

Reception Room One

11' 3" x 11' 9" (3.43m x 3.58m)

Fitted with laminated flooring, radiator and door leading to the kitchen

Reception Room Two

7' 2" x 11' 3" (2.18m x 3.43m)

With laminated flooring and radiator

Kitchen

6' 1" x 13' 4" (1.85m x 4.06m)

Fitted with wall and base units, fitted oven, hob and extractor fan, stainless steel sink unit, tiled flooring and double glazed window overlooking the rear

Dining Room

8' 2" x 12' 7" (2.49m x 3.84m)

Situated off the kitchen and has tiled flooring, double glazed window and door to the rear and having door leading to the ground floor bathroom

Ground Floor Bathroom

8' 2" x 6' 2" (2.49m x 1.88m)

Being fully tiled and having three piece white suite comprising, panelled bath with shower over, wash hand basin, low level WC and double glazed frosted window to the rear

First Floor Landing

Bedroom One

12' 4" x 11' 3" (3.76m x 3.43m)

Fitted wardrobes, laminated flooring, radiator and double glazed window

Bedroom Two

9' 7" x 11' 9" (2.92m x 3.58m)

Fitted with laminated flooring, double glazed window to the rear and radiator

Bedroom Three

6' 10" x 9' 8" (2.08m x 2.95m)

Ideal for use as a guest room or home office, with double glazed window, radiator and having laminated flooring

WC

3' 1" x 2' 8" (0.94m x 0.81m)

Fitted with low level WC and wash hand basin

Outside

To the front, there is off street parking and to the rear, there is a small yard with shed









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

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22-24 Halford Street
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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Property Ref: LTR324608 - 0002