



Connells

Cokayne Road
Leicester

Cokayne Road
Leicester LE3 6NE

for sale offers in excess of
£220,000



Property Description

This three bedroom semi detached home offers a fantastic opportunity for first time buyers, investors or those seeking a project to modernise. Located in the popular New Parks area of Leicester, the property is well-positioned for access too local amenities, schools and transport links.

The property benefits from close proximity to local shops and amenities, access to public transport routes into Leicester city centre and there are nearby schools and parks, ideal for families.

To arrange a viewing or more information, please contact Connells Estate Agents on 0116 2620022. Don't miss the chance to view this property and explore its potential.

Hallway

6' 4" x 13' 3" (1.93m x 4.04m)

A welcoming entrance hallway providing access to the living room, dining room and staircase to the first floor. Bright and practical, it offers space for coats and shoes while creating a good first impression for visitors

Living Room

12' 6" x 13' 3" (3.81m x 4.04m)

A spacious and comfortable front reception room, perfect for relaxing or entertaining. The room benefits from a large window allowing plenty of natural light and provides ample space for seating and relaxing

Kitchen/Diner

18' 8" x 10' 1" (5.69m x 3.07m)

A practical and well-proportioned kitchen with space for dining, offering a range of wall and base units, work surfaces and sink. The room provides direct access to the rear garden

First Floor Landing:

Bedroom One

11' 2" x 11' 7" (3.40m x 3.53m)

A spacious double bedroom located at the rear of the property, featuring a double glazed window, radiator and laminate flooring

Bedroom Two

11' 2" x 11' 7" (3.40m x 3.53m)

A well-proportioned double bedroom located to the front of the property, having double glazed window, radiator and laminate flooring

Bedroom Three

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

A versatile single bedroom, ideal for use as a child's room, guest room or home office, having double glazed window, radiator and laminate flooring

Bathroom

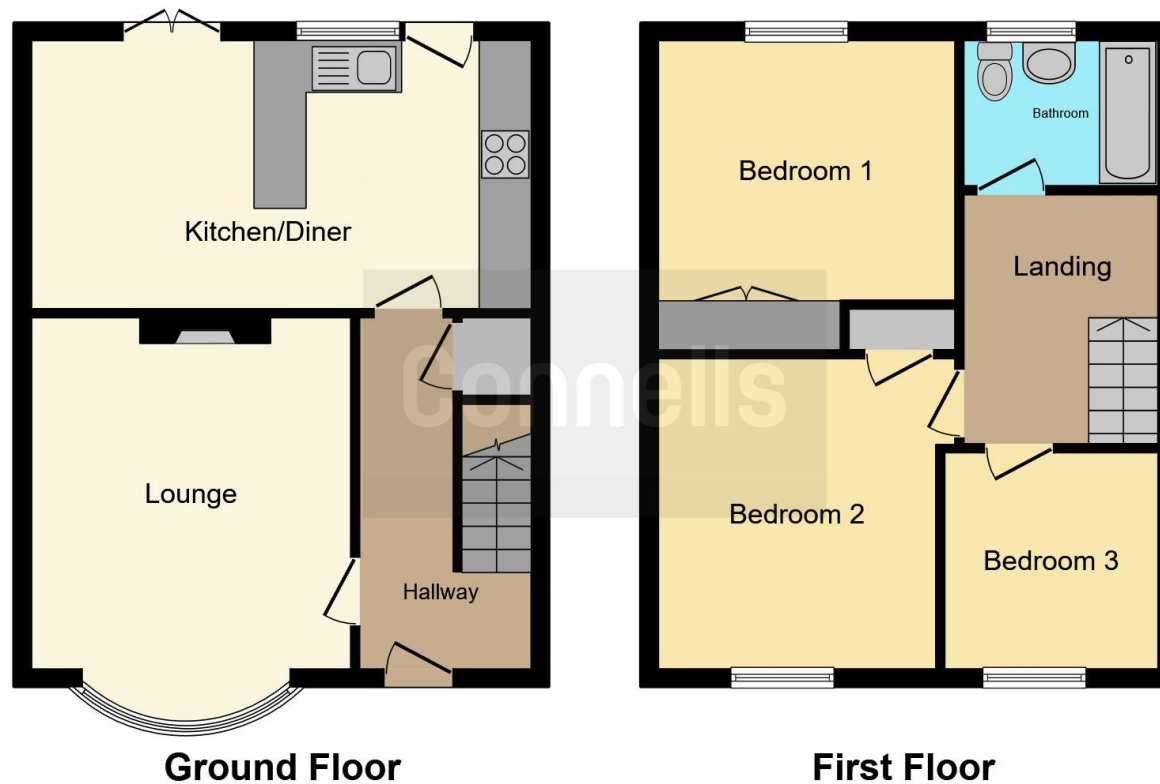
7' 4" x 5' 5" (2.24m x 1.65m)

A first-floor family bathroom comprising a bath with shower over, wash hand basin, WC and a frosted double glazed window









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

view this property online connells.co.uk/Property/LTR324981



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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