





## Property Description

### **\*\*Much-Improved Mid-Terrace Home\*\***

Connells are delighted to offer for sale this much-improved mid-terraced property. Well-presented throughout, the property benefits from gas central heating including a new boiler fitted in the last 4 years, and double glazing, and ideally suited to first-time buyers, investors, or those seeking a conveniently located home close to amenities.

The accommodation briefly comprises: two reception rooms, modern fitted kitchen, two well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a low-maintenance rear courtyard with two useful outbuildings, ideal for storage or utility use and currently housing the combi-boiler.

On-street parking is available, and the home is situated within close proximity to De Montfort University, well-regarded schools local shops, and excellent transport links.

Viewing is highly recommended to fully appreciate the space, condition, and location of this charming home.

## Reception Room One

11' 9" x 9' 5" ( 3.58m x 2.87m )

As you enter the home, you will find the reception room one exuding classic charm and functionality. A vacant fireplace, with decorative floor tiles adds a touch of character to the space, offering potential for decorative accents or a future upgrade. A window to the front elevation fills the room with natural light, creating a bright and airy atmosphere. For added convenience, built-in storage is tucked away, housing the meters and fuse box. This room offers a warm, bright setting which can be used as a lounge, dining room or workroom and practical storage solutions, with sanded and varnished original wooden floorboards.

## Hallway

Internal lobby between the two reception rooms includes access to useful understairs storage.

## Reception Room Two

11' 5" x 9' 8" ( 3.48m x 2.95m )

This bright and modern living room, located at the rear of the home, offers a welcoming and open atmosphere. The room has a large window looking out onto the courtyard and letting in natural light. A vacant fireplace offers potential for decorative accents or a future upgrade. The sanded and varnished original wooden floorboards continue throughout this room. Perfect for relaxing or entertaining, this room combines comfort with modern design.

## Kitchen

12' 9" x 6' 7" ( 3.89m x 2.01m )

Fitted with a range of wall and base units, stainless steel inset sink drainer, work surface areas with complimentary splash back tiling behind, built in electric oven, gas hob and cooker hood, plumbing for automatic washing machine and tiled flooring. Access to and views over rear courtyard.

## First Floor Landing

With stairs and access to a partially boarded and insulated loft.

## Bedroom One

11' 5" x 11' 7" ( 3.48m x 3.53m )

Double glazed window to front, fitted wardrobes, radiator and sanded, varnished original wooden floorboards.

## Bedroom Two

12' 11" x 8' 6" ( 3.94m x 2.59m )

Double glazed window to rear, feature original fireplace, fitted wardrobe and sanded, varnished original wooden floorboards.

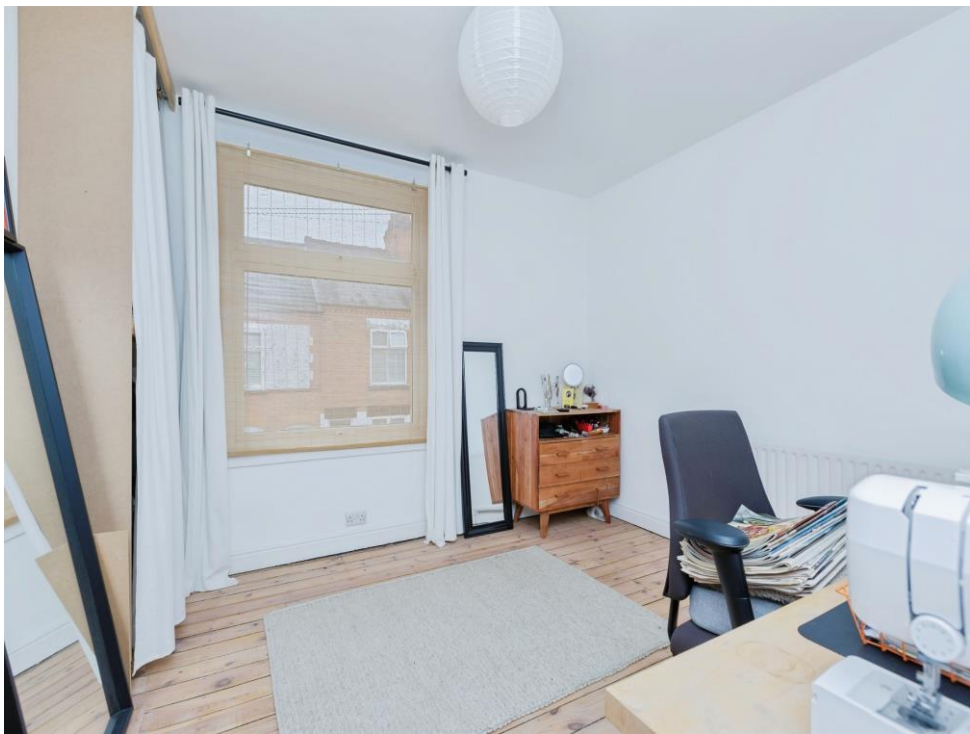
## Bathroom

Although functional would benefit from further upgrade. Includes bath with plumbing for an overhead shower, wash hand basin, low level w.c., partially tiled walls, wooden flooring, large radiator, a double glazed window to the rear and a window to the side.

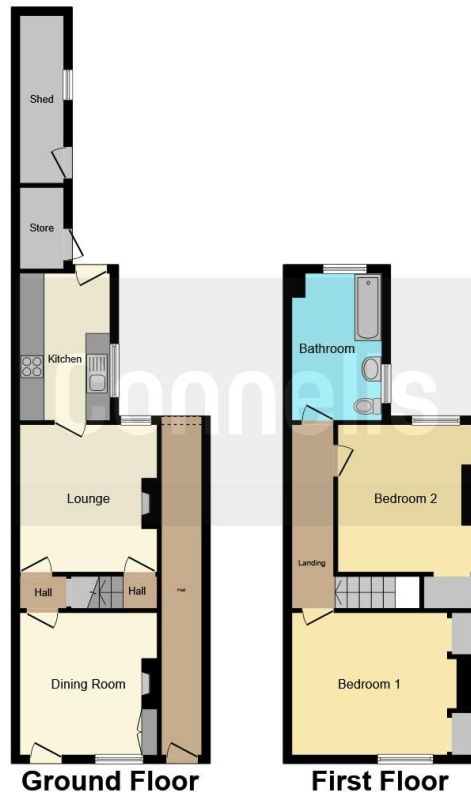
## Outside

To the rear of the property is a private paved courtyard with two useful outbuildings, one housing combi-boiler. Gate to shared side access to the front where there is on-street parking.









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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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