



Connells

Western Road
Leicester



Property Description

A well-positioned mid terrace house in the desirable West End of Leicester, offering an excellent opportunity for a first-time buyer, investment property or city-based home.

Located on Western Road, this property sits in a vibrant residential area with easy access to amenities, transport and green space. Nearby schools include King Richard III infant schools and Fullhurst Community College, making it suitable for young families.

The ground floor features a welcoming lounge and dining area, kitchen is bright and functional providing direct access to the rear garden. Upstairs you will find two spacious double bedrooms and a family bathroom. Externally, the property benefits from a low maintenance rear garden.

A superb opportunity to purchase a well situated and attractive home in one of Leicester's most convenient residential locations. Early viewing is highly recommended.

Dining Room

10' 4" x 13' 1" (3.15m x 3.99m)

A bright and welcoming dining space positioned at the heart of the home. The room benefits from double glazed window overlooking the front and radiator

Lounge

10' 4" x 12' 7" (3.15m x 3.84m)

Having double glazed window overlooking the rear, radiator, stairs leading to the first floor and door leading to the kitchen

Kitchen

5' 6" x 11' 4" (1.68m x 3.45m)

Located to the rear of the property, fitted with base units, tiled splashbacks, providing ample storage and preparation areas, space for appliances, radiator, rear window and external door leading to the garden

First Floor Landing

Bedroom One

10' 4" x 10' 9" (3.15m x 3.28m)

Double bedroom situated at the front of the property, having double glazed window, radiator and carpet flooring

Bedroom Two

7' 5" x 12' (2.26m x 3.66m)

Having double glazed window to the rear, radiator and carpet flooring

Bathroom

5' 6" x 11' 5" (1.68m x 3.48m)

Fitted with a three piece suite comprising panelled bath with glass shower screen, pedestal wash hand and low level WC. Finished with neutral tiling and vinyl flooring and a frosted window to the rear and radiator

Outside

The property benefits from a private enclosed rear garden, having patio area and bricked walling for privacy









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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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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