



**Connells**

Woodbridge Road  
Leicester





## Property Description

**\*\*Mid-Terraced Home with Excellent Potential for Customisation\*\***

This three-bedroom mid-terraced home offers a fantastic opportunity for buyers looking to add their own style and create a home tailored to their taste.

To the ground floor, a handy entrance hall leads through to a spacious, bay-fronted living room, providing a bright and welcoming space. The kitchen offers good proportions and would benefit from modernisation, as would the bathroom, allowing for a full redesign to suit your needs. An internal hallway connects to a separate WC and a useful store room, offering additional practicality.

Upstairs, the property features three well-sized bedrooms, ideal for a family or those needing extra space for a home office or guest room.

Outside, there is on-street parking to the front and a low-maintenance rear garden, perfect for easy outdoor enjoyment. A shared entry access also serves the property.

## Hall

A handy entrance hall offers access to the living room and has a staircase ascending to all three bedrooms.

## Living Room

14' 2" x 10' 2" ( 4.32m x 3.10m )

Situated to the front aspect of the home, this bright and airy bay-fronted living room offers an inviting space filled with natural light. Featuring laminate flooring, it serves as the heart of the home.

## Kitchen

8' 6" x 7' 7" ( 2.59m x 2.31m )

Fitted with a range of wall and base units, the kitchen offers ample storage and workspace. There is space for a cooker, along with plumbing for a washing machine and room for a fridge. A sink is positioned beneath a window overlooking the rear garden, and a door provides direct access to the garden for added convenience.

## Bathroom

Ground floor bathroom situated to the rear aspect of the home requiring updates.

## WC

An additional WC also serves the ground floor layout.

## First Floor Landing

Carpeted landing with access to all three bedrooms and loft access which is insulated, not boarded.

## Bedroom One

14' 10" x 9' 8" ( 4.52m x 2.95m )

Master bedroom situated to the front aspect of the home with carpet and fitted wardrobes.

## Bedroom Two

10' 5" x 7' 3" ( 3.17m x 2.21m )

Double bedroom situated to the rear aspect of the home with carpet.

## Bedroom Three

5' 3" x 2' 1" ( 1.60m x 0.64m )

Single bedroom situated to the rear aspect of the home with carpet and built-in wardrobe. Currently utilised as a study room.

## Outside

A low maintenance rear garden with a shed and benefits from shared entry access. To the front is a drop kerb gated driveway with one allocated parking space and on-street parking.















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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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