







## Property Description

A well-presented two-bedroom mid-terrace property ideally located on the popular Bosworth Street, offering convenient access to Leicester city centre and a wide range of local amenities.

The accommodation comprises two reception rooms, providing flexible living and dining space, along with a fitted kitchen to the rear. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden, ideal for outdoor enjoyment. On-street parking is available, and the location is well served by public transport links, local shops, schools, and major road networks.

An excellent opportunity for first-time buyers or investors, this mid-terrace home offers comfortable living in a well-established residential area.

## Dining Room

Having large front facing window

## Living Room

The lounge is a bright and welcoming space, featuring double French doors with access to the garden, stairs leading to the first floor and laminate flooring.

## Kitchen

The kitchen is positioned at the rear of the property with direct access to the garden. Fitted with wall and base units, worktop space, integrated appliances, tiled flooring and window overlooking the rear garden.

## Bedroom 1

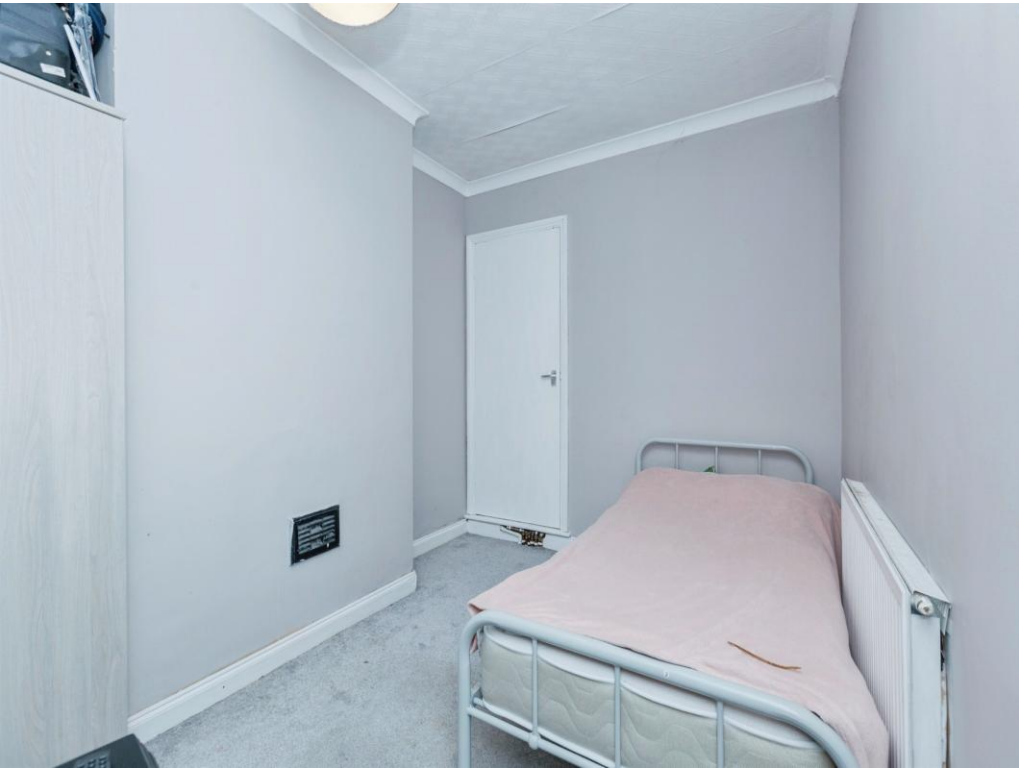
A spacious double bedroom situated at the front of the property. Large double glazed window, radiator and carpet flooring.

## Bathroom

Modern bathroom, fitted with a three piece suite comprising a bath with overhead shower, wash hand basin and WC

## Bedroom 2

Having double glazed window overlooking the rear and radiator.

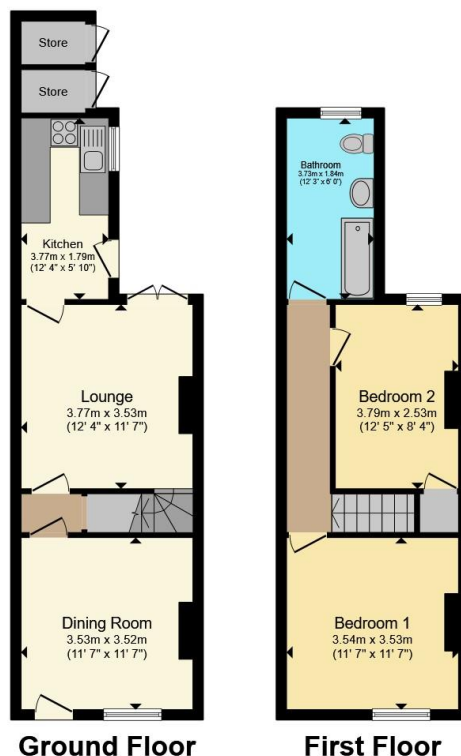












Total floor area 75.2 m<sup>2</sup> (810 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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EPC Rating: Awaited  
 Council Tax Band: A

Tenure: Freehold

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