



Connells

Herschell Street
LEICESTER



Property Description

The property features a bright living room with triple-glazed uPVC windows to the front and a gas fire. The kitchen diner provides plenty of workspace with integrated electric oven and grill, gas hob with extractor, stainless steel sink, dishwasher, and ample wall and base units.

A utility room offers additional storage and leads to a ground floor wet room with shower, WC, hand wash basin, heated towel rail, and extractor fan.

Upstairs are two double bedrooms and one single, all with triple-glazed windows, along with a family bathroom featuring electric shower over bath

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Upstairs are two double bedrooms and one single, all with triple-glazed windows, along with a family bathroom featuring electric shower over bath, WC, and hand wash basin.

The property benefits from a low-maintenance rear patio garden, enclosed by timber fencing with a timber shed, and a slabbed front garden with brick wall and gated entrance.

Ideal for first-time buyers or investors, this home offers solid accommodation with scope for modernisation and improvement.

Entrance Hall

Composite door to front, Radiator.

Living Room

11' 4" x 14' 4" (3.45m x 4.37m)

Gas Fire place, Triple glazed windows to front. Radiator

Kitchen Diner

10' 7" x 14' 4" (3.23m x 4.37m)

Integrated electric oven, grill, Gas hob, extractor, dishwasher and stainless steel sink and drainer. Wall and base units, Worcester Bosch combi Boiler, UPVC windows and door, Hive heating control panel.

Utility Room

14' 3" x 7' 9" (4.34m x 2.36m)

Radiator, UPVC door to rear

Downstairs Wet Room

Shower, w/c, hand wash basin, heated towel

rail.

Upstairs Landing

Wall units with storage space and shelving,
Hive heating control panle, attic access

Bedroom One

9' x 14' 8" (2.74m x 4.47m)

Double Room, Triple Glazed window to front,
Radiator, Fitted wardrobes, wall mounted
lighting.

Bedroom Two

10' 9" x 8' 11" (3.28m x 2.72m)

Double Room, UPVC Triple glazed windows
to rear, Radiator, Fitted wardrobe

Bedroom Three

7' 9" Plus Cupbboard x 6' 10" (2.36m Plus
Cupbboard x 2.08m)

Single Room, Built in cupboard, UPVC triple
glazed window to front, Radiator, fitted
wardrobe

Family Bathroom

Sliding door, Electric shower over bath, Hand
wash basin, w/c, heated towel rail, extractor,
tiled wall and floor.









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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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