

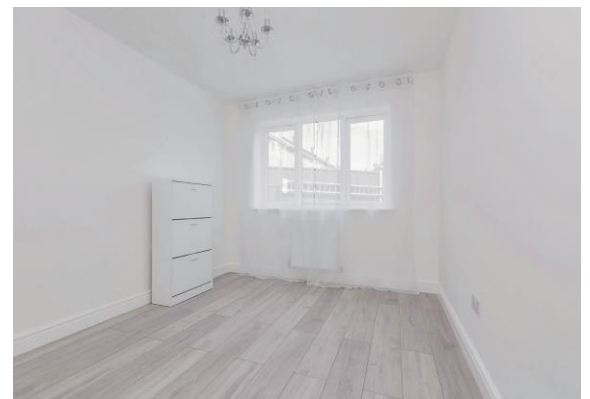
for sale

offers in excess of **£260,000**



## Ebchester Road Leicester LE2 9LR

This end terraced property has been newly extended and renovated throughout. The property boasts four bedrooms, a kitchen/diner, bathroom, ensuite, and downstairs WC. It makes for a perfect family home or HMO investment opportunity. Viewing advised.



# Ebchester Road Leicester LE2 9LR

## Agents Note:

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

## Entrance Porch

With a door to the front of the property and door to the hallway.

## Hallway

With a door from the porch, stair rising to the first floor and under stairs cupboard.

## Downstairs W.C.

There is a wc, wash hand basin in a vanity unit, partly tiled walls and plumbing for a washing machine.

## Lounge

11' 6" x 10' 10" ( 3.51m x 3.30m )

With a double glazed window to the rear of the property and central heating radiator.

## Kitchen/ Dining Room

12' 5" x 10' 1" ( 3.78m x 3.07m )

Fitted with wall and base units, work surfaces housing the sink drainer, integrated electric oven, integrated gas hob with cooker hood over, plumbing for a washing machine, double glazed window to the rear and a door leading out to the back garden.



### **Downstairs Bedroom Three**

9' 4" x 8' 5" ( 2.84m x 2.57m )

With a double glazed window to the rear of the property and central heating radiator.

### **Study/ Bedroom Four**

10' 6" x 7' 2" ( 3.20m x 2.18m )

With a double glazed window to the front of the property and central heating radiator.

### **First Floor Landing**

With stairs rising from the hallway.

### **Bedroom One**

13' 9" x 11' ( 4.19m x 3.35m )

With a double glazed window to the front of the property, central heating radiator and door to the en-suite.

### **En-Suite**

There is a shower cubicle, wash hand basin, wc, radiator and skylight window

### **Bedroom Two**

8' 8" x 7' 8" ( 2.64m x 2.34m )

With a double glazed window to the rear of the property and central heating radiator.

### **Bathroom**

There is a bath with mixer taps and shower over, wash hand basin, wc, extractor fan, partly tiled walls, heated towel radiator and double glazed window to the rear of the property.

### **Outside**

The property is located on a corner plot with a block paved area to the front and a lawn at the side.

The low maintenance rear garden is block paved with fenced borders.





**Ground Floor**

**First Floor**

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**directions to this property:**

On leaving our Blaby office, proceed along Leicester Road towards Glen Parva. Turn right onto Red House Road, then at the end of the road turn right where the property is situated and can be identified by our Connells For Sale board

To view this property please contact Connells on

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8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

Property Ref: BLA309187 - 0004

**Tenure:** Freehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/BLA309187](http://connells.co.uk/Property/BLA309187)**



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