



Connells

Tadcaster Avenue
Leicester



Property Description

Eyres Monsell is located in the South West corner of Leicester. This sought after location boasts two primary schools, a selection of shops and takeaways, two large parks with play and gym equipment, churches and doctors surgeries, public house and is served by regular bus links to the city centre and has everything you need for convenient living.

This end terrace property would make an ideal first time or investment purchase. Benefitting from a lounge/diner, kitchen, two bedrooms and bathroom. Viewing is recommended.

Entrance Hall

With a door to the front of the property.

Lounge

18' 11" x 10' 9" (5.77m x 3.28m)

With double glazed windows to the front and rear of the property and central heating radiator.

Kitchen

11' 11" x 7' 5" (3.63m x 2.26m)

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, oven and hob, plumbing for a washing machine, double glazed window to the rear of the property and door leading out to the rear garden.

First Floor Landing

With stairs rising from the ground floor, loft access and double glazed window to the side of the property.

Bedroom One

13' 11" x 9' 8" (4.24m x 2.95m)

With a double glazed window to the front of the property, built in wardrobe and central heating radiator.

Bedroom Two

10' 6" x 9' (3.20m x 2.74m)

With a double glazed window to the rear of the property, central heating radiator, airing cupboard and storage cupboard.

Bathroom

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

Outside

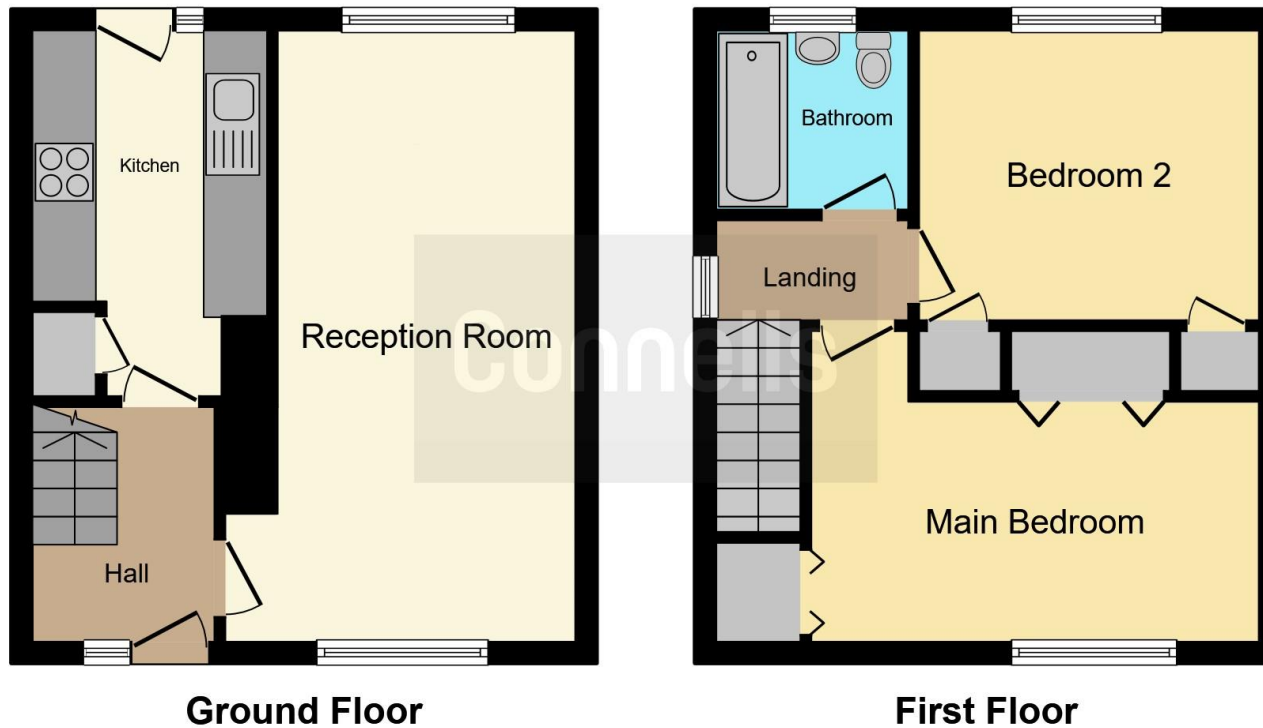
At the front of the property there is a lawned garden with path to the front door and a hedge at the front.

The rear garden has a lawn, path and fenced borders.









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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view this property online connells.co.uk/Property/BLA309177

directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights continue ahead towards Glen Parva and turn right onto Hillsborough Road. Take the fourth left turn onto Radcot Lawns and right onto Packhorse Road and then left onto Tadcaster Avenue where the property is situated.

EPC Rating: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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