



Connells

Twickenham Road
Leicester

Twickenham Road
Leicester LE2 9RY

for sale offers in excess of
£180,000



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 two bedroom semi-detached property commands a generous corner plot with potential. The property is being offered to the market with no onward chain and viewing is highly recommended to appreciate this property. Call now to view.

Entrance Hall

With a door to the front of the property, stairs rising to the first floor and central heating radiator.

Lounge/ Diner

19' x 10' 8" (5.79m x 3.25m)

With double glazed windows to the front and rear of the property and two central heating radiators

Kitchen

11' 11" x 7' 4" (3.63m x 2.24m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, space for an oven, under stairs cupboard and door to the rear of the property.

Rear Lobby Area

Accessed from the kitchen, there are windows to the rear and side, a door leading out to the garden and access to two storage areas.



First Floor Landing

With stairs rising from the hallway and a 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, central heating radiator and air conditioning.

Bedroom Two

9' x 8' 9" (2.74m x 2.67m)

With a double glazed window to the rear, two double built in wardrobes and a central heating radiator.

Bathroom

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

Outside

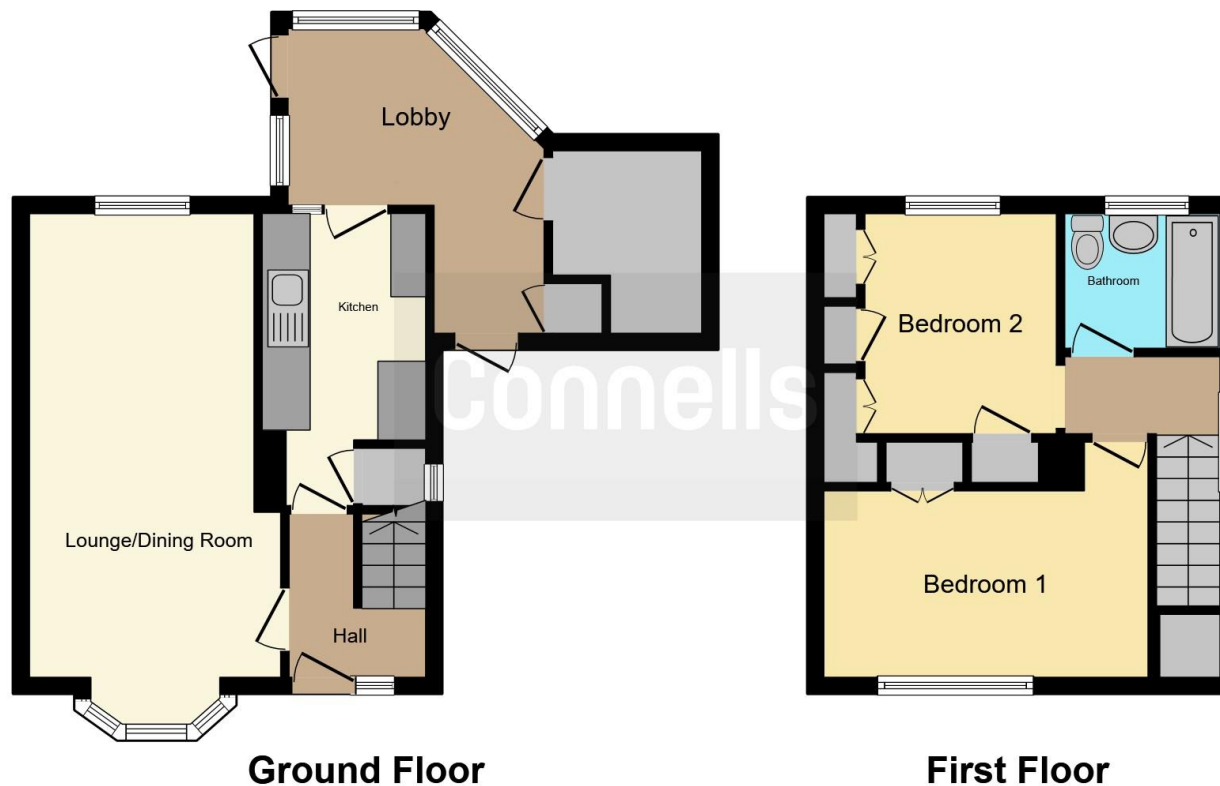
The front garden has a timber fence surround.

The rear garden has a lawn and timber fenced surrounds.









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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8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue ahead towards the city centre. At the traffic lights continue ahead towards Glen Parva and turn right onto Hillsborough Road. Turn right onto Featherstone Drive then left onto Monmouth Drive and left again onto Twickenham Road where the property is located.

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309712



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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