



Connells

Twickenham Road
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 three bedroom end-terrace property is being offered to the market with no onward chain. The property is well presented and has been completely refurbished throughout by the current owners. The property has been extended and viewing is recommended,

Entrance Hall

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

Lounge

16' 11" x 11' (5.16m x 3.35m)

With a double glazed bow window to the front of the property with blinds, electric fireplace, central heating radiator, tiled flooring with under floor heating, under stairs storage cupboard and LED spot lights.

Study/2nd Reception Room

9' 4" x 5' 10" (2.84m x 1.78m)

With a double glazed window to the front of the property.

Kitchen

14' 10" x 6' 10" (4.52m x 2.08m)

Fitted with wall and base units, work surfaces housing the sink drainer, breakfast bar area, electric oven and hob with cooker hood over, integrated fridge freezer, tiled flooring with under floor heating, two double glazed windows to the rear of the property with fitted blinds and a door from the hallway.

Conservatory/Lean To

With plumbing for a washing machine, windows to the rear and double doors leading out to the garden.



First Floor Landing

With stairs rising from the hallway and window to the side of the property.

Bedroom One

13' 5" x 9' (4.09m x 2.74m)

With a double glazed window to the rear of the property.

Bedroom Two

10' 2" x 8' 3" (3.10m x 2.51m)

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

Bedroom Three

7' 7" x 5' 7" (2.31m x 1.70m)

With a double glazed window to the front of the property.

Bathroom

There is a bath, wash hand basin, wc, partly tiled walls, heated towel radiator and double glazed window to the side of the property.

Outside

At the front of the property there is gravelled area, astro turf area and timber fence border.

The rear garden has a patio area.









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/BLA309711

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: C Council Tax
 Band: A

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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