

**FOR SALE**  
**Totland Road**  
**Leicester**  
**LE3 9AL**



**ASKING PRICE: £200,000**

- End Townhouse With No Chain
- Popular Location Off Groby Road & Within Walking Distance To Leicester City Centre
- 2 Reception Rooms, Kitchen & Stores
- 3 Bedrooms & Bathroom
- Car Standing To The Front, Garage & Large Rear Enclosed Garden
- Ideal For Investors & First Time Buyers



## Location

This property is located on Totland Road, near to Groby Road and Blackbird Road. The property benefits from being in close proximity to Leicester City Centre, local schooling, shops, parks and much more. The area is serviced by frequent bus links and is well positioned for access links to major towns and cities via M1 corridor.

## Description

An end townhouse which requires complete modernisation throughout, comprising; porch, entrance hall, two reception rooms, kitchen, stores, 3 bedrooms and a family bathroom. Externally, a front garden with car standing for 2 vehicles, garage to the side and a large rear enclosed garden with a patio area at the rear. Ideal as an investment purchase and for first time buyers, offered with no chain.

## Accommodation

All measurements are approximate:

### Porch

Porch to front.

### Entrance Hallway

Stairs to first floor, built in cupboard under stairs, radiator, power points, pendant light fitting.

### Reception Room 1 - 11' 3" x 11' 2" (3.43m x 3.40m)

Double glazed window to front, gas fireplace, radiators, power points, pendant light fitting. Open to:

### Reception Room 2 - 11' 3" x 11' 9" (3.43m x 3.58m)

Window to rear, gas fireplace, radiator, power points, pendant light fitting.

### Kitchen - 11' 3" x 6' 3" (3.43m x 1.90m)

Window to side, wall mounted units, base units, and drawers, four burner gas hob with oven, stainless steel sink with hot and cold mixer tap, plumbing for washing machine, boiler, power points, pendant light fitting, door to stores.

### Stores

2 stores, door to side leading to rear garden.

### First Floor Landing

Access to loft.

### Bedroom 1 - 17' 7" x 8' 7" (5.36m x 2.61m)

Window to rear, built in wardrobes, radiator, power point, pendant light fitting.

### Bedroom 2 - 10' 8" x 12' 0" (3.25m x 3.65m)

Double glazed window to front, radiator, power point, pendant light fitting.

### Bedroom 3 - 8' 2" x 7' 6" (2.49m x 2.28m)

Double glazed window to front, radiator, power point, pendant light fitting.

### Bathroom

Window to rear, panelled bath with hot and cold taps, low level WC, pedestal wash hand basin, radiator, pendant light fitting.

### Outside

Driveway to the front with car standing for 2 vehicles and a large rear enclosed garden with a patio area at the rear. Garage with light and power.

### Agents Note

The property has had remedial treatment for historic structural movement.

### Tenure

Freehold.

### EPC

Band D.

### Council Tax

The property falls within Band B.

### Services

The services, fittings, and appliances (if any) have not been tested by the agents.

### Local Authority

Leicester City Council.

### Kal Sangra, Shonki Brothers Ltd

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