



Sylvan Street, Leicester LE3 9GT

welcome to

Sylvan Street, Leicester

Discover this well-maintained two-bedroom mid-terraced property in Leicester's popular Newfoundpool suburb. Featuring two spacious reception rooms, a well-fitted kitchen and a modern bathroom. This recently refurbished home is ideal for investors or first-time buyers. Book your viewing today



Lounge

13' 11" x 11' 3" (4.24m x 3.43m)

Bay window to the front and radiator.

Dining Room

14' 11" x 11' 3" (4.55m x 3.43m)

Window to the rear, fire place and radiator.

Kitchen

12' 9" x 6' (3.89m x 1.83m)

Fitted kitchen comprising of base units with work surfaces over, sink drainer unit and space for appliances. Window to the side and door to the side.

First Floor Landing

With stairs rising from the ground floor and loft access.

Bedroom One

11' 5" x 12' 10" (3.48m x 3.91m)

Window to the front, fire place and radiator.

Bedroom Two

11' 9" x 9' 11" (3.58m x 3.02m)

Window to the rear, storage cupboard and radiator.

Bathroom

Window to the rear, bath, shower cubicle, WC, hand wash basin and towel rail.

Rear Of Property

To the rear of the property is an easy to maintain garden



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welcome to

Sylvan Street, Leicester

- Mid terraced
- Two double bedrooms
- Fitted Kitchen
- Refurbished
- Ideal Investment/First Time Purchase

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LHS119729 - 0002

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