



**Beaconsfield Road, Leicester LE3 0FE**

welcome to

## Beaconsfield Road, Leicester

A delightful two-bedroom property located on Beaconsfield Road, featuring a spacious through lounge, fitted kitchen, two bedrooms, bathroom and front and rear gardens. No upward chain-ideal for first-time buyers or investors.



## **Entrance Hall**

Door to the front.

## **Lounge**

23' 4" plus bay x 10' into recess ( 7.11m plus bay x 3.05m into recess )

Bay window to the front, window to the rear and two radiators.

## **Kitchen**

18' 3" x 7' 11" ( 5.56m x 2.41m )

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

## **First Floor Landing**

With stairs rising from the ground floor.

## **Bedroom One**

14' 11" into recess x 10' 11" plus bay ( 4.55m into recess x 3.33m plus bay )

Bay window to the front and radiator.

## **Bedroom Two**

8' into recess x 11' 10" max ( 2.44m into recess x 3.61m max )

Window to the rear and radiator.

## **Shower Room**

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

## **Front & Rear Of Property**

To the front of the property is a forecourt surrounded by brick walls. To the rear of the property is a courtyard garden with two outbuildings.



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## Beaconsfield Road, Leicester

- Mid Terraced
- Two Bedrooms
- Fitted Kitchen
- Low-maintenance Slabbed Rear Garden
- No Upward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over  
**£200,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
LHS120223 - 0009

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