









welcome to

Pollard Road, Leicester

A three bedroom end terraced house with a two bedroom annex to the rear. The property offers a lounge, kitchen, downstairs wet room, three bedrooms and a bathroom in the main property. The rear annex offers a kitchen, two bedrooms and a bathroom













Entrance Hall

Door to the side.

Lounge

19' 4" x 11' 3" (5.89m x 3.43m)

Double glazed window to the front and radiator.

Kitchen

15' 7" x 12' 10" (4.75m x 3.91m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob and space for further appliances. Double glazed window to the rear and door to the rear.

Wet Room

With shower, WC and hand wash basin.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

11' 7" x 11' 3" (3.53m x 3.43m)

Two double glazed windows to the front and radiator.

Bedroom Two

13' 1" x 9' 8" (3.99m x 2.95m)

Double glazed window to the rear and radiator.

Bedroom Three

Double glazed window to the rear and radiator.

Bathroom

Double glazed window to the front and to the side, bath with shower over, WC and hand wash basin.

Rear Annex Kitchen

9' 10" x 9' 2" (3.00m x 2.79m)

Fitted wall and base units with work surfaces over, sink drainer unit, integrated oven and hob.

Bedroom One

10' 10" x 9' 3" (3.30m x 2.82m) Skylight window and radiator.

Bedroom Two

9' 10" x 9' 2" (3.00m x 2.79m) Window to the front and radiator.

Shower Room

With shower, WC and hand wash basin.

Front & Rear Of Property

To the front and rear of the property are paved gardens.





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Pollard Road, Leicester

- End Terraced
- Three Bedrooms
- Two Bedroom Rear Annex
- CCTV & An Alarm
- Front & Rear Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: A

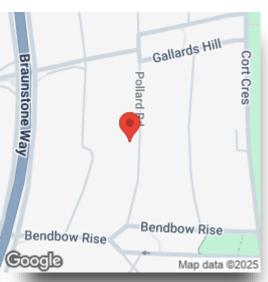
offers in the region of

£300,000









Please note the marker reflects the postcode not the actual property

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Property Ref: LHS119531 - 0004 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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