



**Pollard Road, Leicester LE3 1RB**



**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

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