



## Roche Close, , Leicester, LE2 9NB

- THREE BEDROOM TOWNHOUSE
- FITTED KITCHEN
- ENCLOSED GARDEN
- IDEAL FIRST TIME BUYER OR INVESTOR PROPERTY
- LOUNGE-DINING ROOM
- RE-FITTED SHOWER ROOM
- READY TO MOVE INTO
- GAS CENTRAL HEATING AND DOUBLE GLAZING

**Offers Over £215,000**





# Roche Close, , Leicester, LE2 9NB

## DESCRIPTION

Nestled in the corner of a cul-de-sac within popular residential area of Leicester is this Three bedroom mid-townhouse that is presented in ready to move in condition.

This family home would be ideal for first time buyers or investors looking for a rental property and comprises of a storm porch, an entrance hallway with door leading to the open plan lounge-dining room with feature inset fireplace and understairs storage cupboard, a kitchen with a range of re-fitted wall and base units with complimentary worksurfaces and integrated oven and hob with extractor over and double glazed door to the garden.

Returning to the hallway, stairs lead up to the first floor landing which gives access off to all three bedrooms, with bedroom three have a utility in cupboard housing the central heating boiler and the modern style three piece shower room with shower cubicle, wash hand basin and low level wc.

Outside, the rear garden has fence panelling with lawn and flower and plants beds, a storage outbuilding and gated access to the front garden with a brick wall, chip stone border and pathway to the porch.

The home benefits from gas central heating, double glazing and is conveniently positioned for access to local shopping and schools with excellent road and public transport links to the city.

To find out more about this lovely family home, contact your local Hunters estate agents Wigston and arrange your viewing.

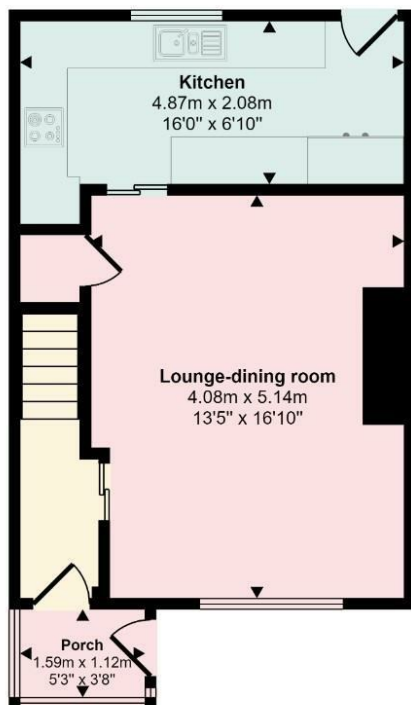






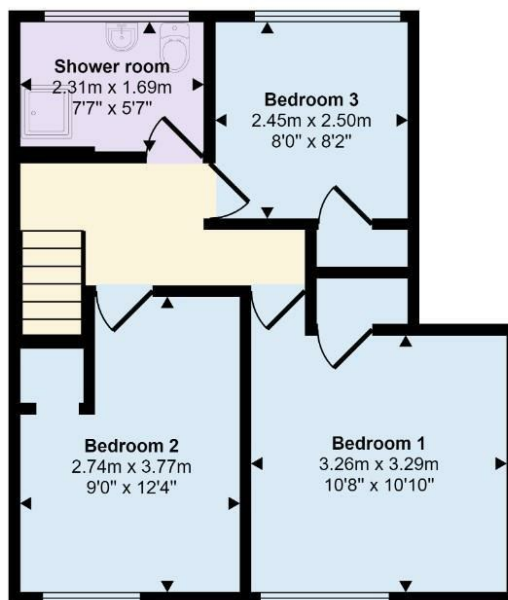


Approx Gross Internal Area  
78 sq m / 838 sq ft



Ground Floor  
Approx 38 sq m / 408 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 40 sq m / 430 sq ft

### Viewings

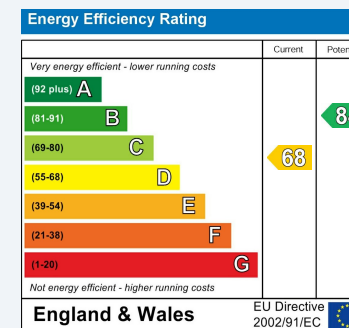
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.