



Berkshire Road, , Leicester, Leicestershire, LE2 8HB

- TRADITIONAL STYLE BAY FRONTED SEMI-DETACHED HOME
- OPEN PLAN KITCHEN-DINER
- UTILITY ROOM WITH SEPARATE WC
- ENCLOSED GARDEN AND CUL-DE-SAC LOCATION
- SCOPE TO EXTEND TO THE REAR
- THREE BEDROOMS
- LOUNGE
- MODERN FITTED SHOWER ROOM
- OFF ROAD PARKING FOR TWO CARS
- 360° VIRTUAL TOUR

£270,000



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DESCRIPTION

Nestled toward the end Berkshire Road, this charming semi-detached house offers a perfect blend of traditional style and modern convenience. Boasting two reception rooms, three bedrooms, and a well-appointed shower room, this property is ideal for a growing family.

With 867 sq ft of living space, there is ample room for comfortable living. The open plan kitchen-diner is perfect for hosting family meals, while the separate lounge provides a cosy space to relax. The utility area and downstairs WC add practicality to everyday living.

One of the standout features of this property is the potential to extend to the rear, allowing you to tailor the space to your needs. Imagine creating your own oasis right at home!

Conveniently located, this home offers easy access to local schools, shops, and road links to the city and Fosse Park retail outlet. For those who rely on public transport, good links to the city are just a stone's throw away.

Sports enthusiasts will appreciate the proximity to Leicester County Cricket Ground, Leicester Tigers Rugby Ground, and Leicester City Football Ground. Whether you enjoy a day at the cricket or cheering on your favourite team, you'll be close to all the action.

With off road parking for two vehicles and a 360 virtual tour to explore every corner of this property, this house is ready to become your new home.

To find out more, all your local Hunters Estate agents Wigston to arrange your viewing of this family home.





Approx Gross Internal Area
81 sq m / 867 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.

Viewings

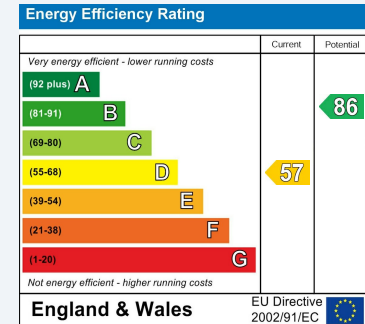
Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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