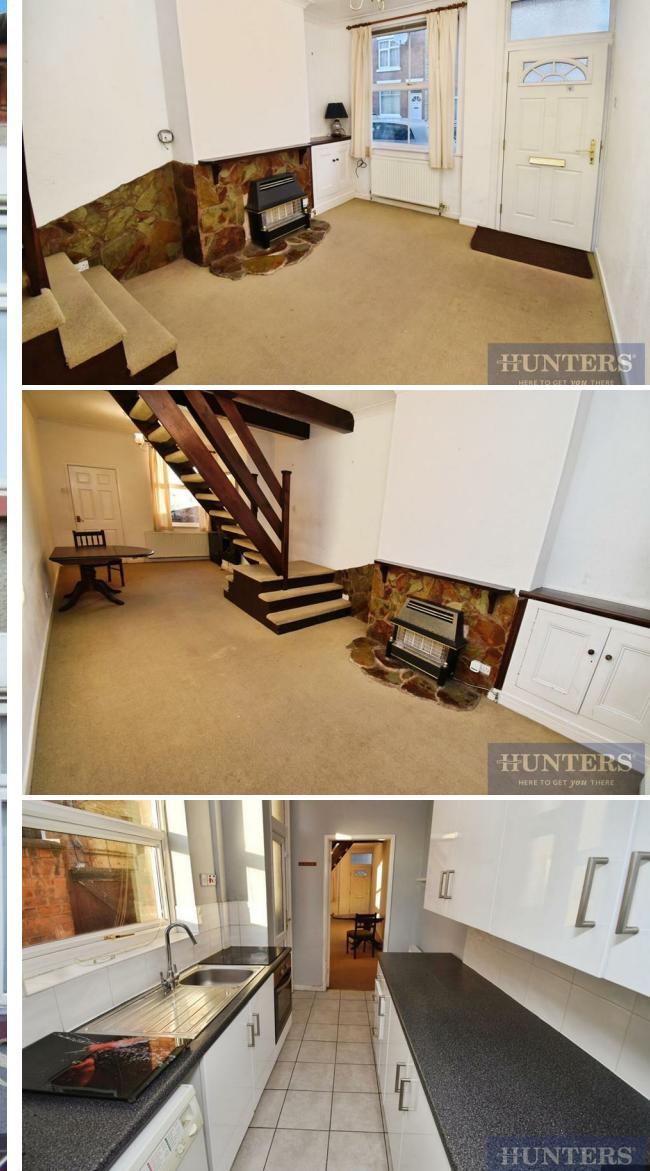




## Pool Road, Leicester

- Victorian terraced home
- Ideal First time buyer or Savvy Investor
- Handy utility room
- Three-piece bathroom suite
- Close to shops and schools
- Open plan lounge-diner
- Galley style kitchen
- Two double bedrooms
- Southerly facing garden
- No upward chain

£185,000



Tenure:

**HUNTERS®**  
HERE TO GET *you* THERE

# Pool Road, Leicester

## DESCRIPTION

Nestled on Pool Road in Leicester, this delightful Victorian terraced home offers a perfect blend of character and modern convenience. Situated on the outskirts of the city, it is conveniently located near local shops, schools, and essential amenities. The property benefits from excellent transport links, making it easy to access the city centre, Fosse Park retail outlet, and major motorways such as the M1 and M69.

Upon entering, you are greeted by a well-proportioned open plan lounge-diner, featuring a central staircase that leads to the first floor. The galley-style fitted kitchen is practical and functional, complemented by a handy utility room at the rear, providing additional storage.

The first floor boasts two spacious double bedrooms, perfect for restful nights, along with a separate three-piece bathroom suite that includes a shower over the bath, catering to all your bathing needs.

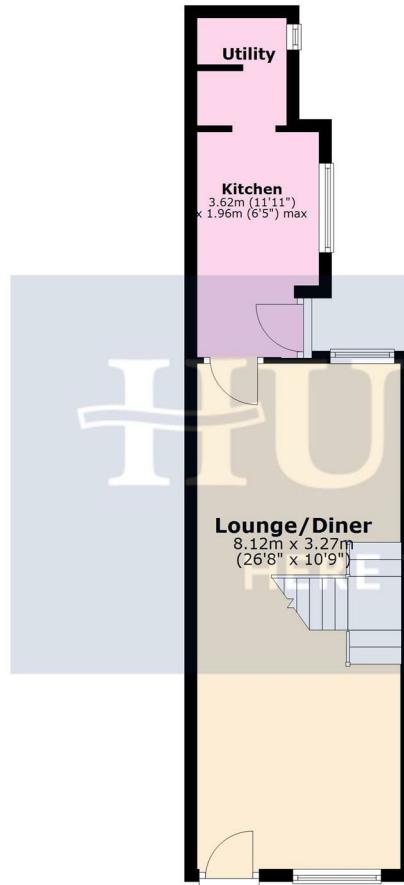
Externally, the property features a southerly facing walled rear garden, adorned with various plants and shrubs, and a slabbed paving area ideal for outdoor relaxation or entertaining.

This home is being offered to the market with no upward chain, making it an excellent opportunity for first-time buyers eager to step onto the property ladder or for savvy investors seeking a rental opportunity. With its appealing location and well-designed layout, this Victorian terraced house is a must-see for those looking to make a wise move in Leicester.

To Find out more, contact your local Hunters estate agents Wigston and arrange your viewing.



## Ground Floor

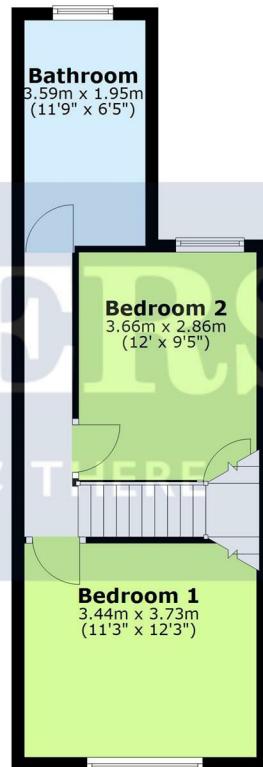


Total area: approx. 73.5 sq. metres (790.9 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Plan produced using PlanUp.

## First Floor



## Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

Tel: 0116 366 0660 Email:

wigston@hunters.com <https://www.hunters.com>



Council Tax: A

## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	

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

**HUNTERS®**  
HERE TO GET *you* THERE