



Henley Road, Leicester

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**Sell MyHome**<sup>TM</sup>  
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- Attractive two-bedroom mid-townhouse
- Open-plan kitchen and dining area
- Off-road parking for up to two vehicles
- Landscaped and enclosed rear garden
- Versatile loft room
- Well maintained and thoughtfully upgraded throughout

SellMyHome are delighted to offer this well-presented two double bedroom mid-townhouse, ideally located on Henley Road, close to local amenities and the city centre.

The property is well maintained throughout and features solid oak flooring to the lounge and open-plan dining area, along with a versatile loft room providing additional space.

Accommodation comprises a porch and entrance hallway with bespoke tiled flooring, a bright lounge with bay window to the front and sliding patio doors opening onto the rear garden, and an open-plan kitchen diner. The modern kitchen is fitted with gloss wall and base units, complementary work surfaces, inset oven with hob and extractor, stainless steel sink with extendable spray tap and integrated fridge.

To the first floor are two generous double bedrooms, with the main bedroom benefiting from fitted wardrobes and windows to both front and rear elevations. The contemporary bathroom includes a three-piece suite with shower over bath.

A fixed staircase leads to the loft room, complete with power, heating, lighting and Velux windows.

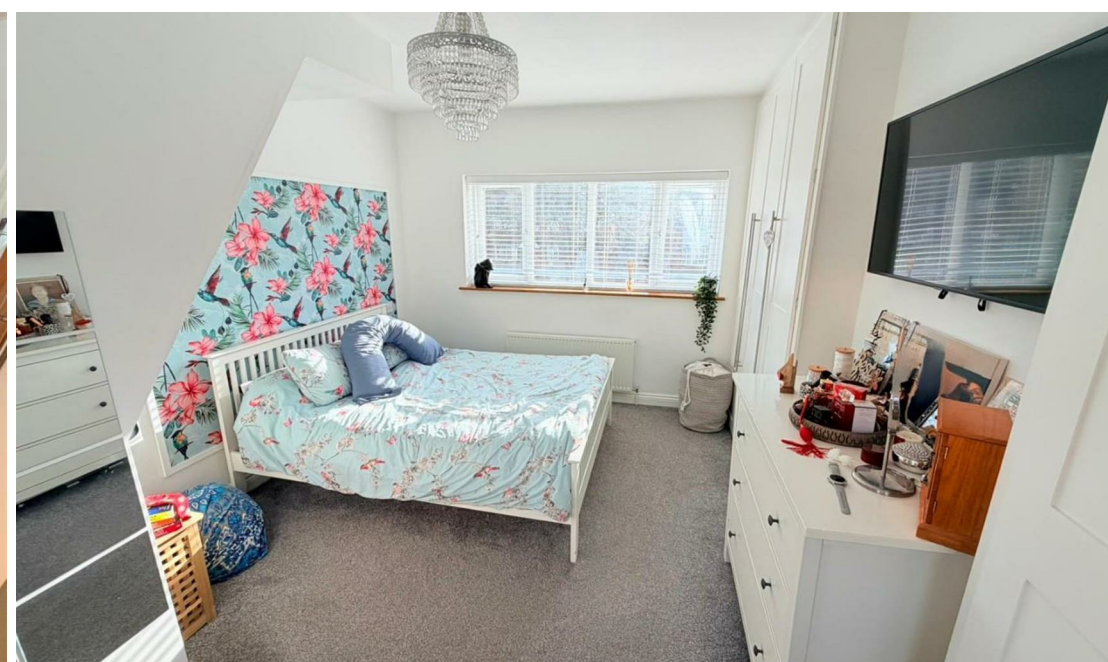
Externally, the property boasts a private rear garden with patio and lawn, two brick outbuildings (one with WC), and gated side access. To the front is off-road parking for up to two vehicles.

Viewing highly recommended – contact SellMyHome today.

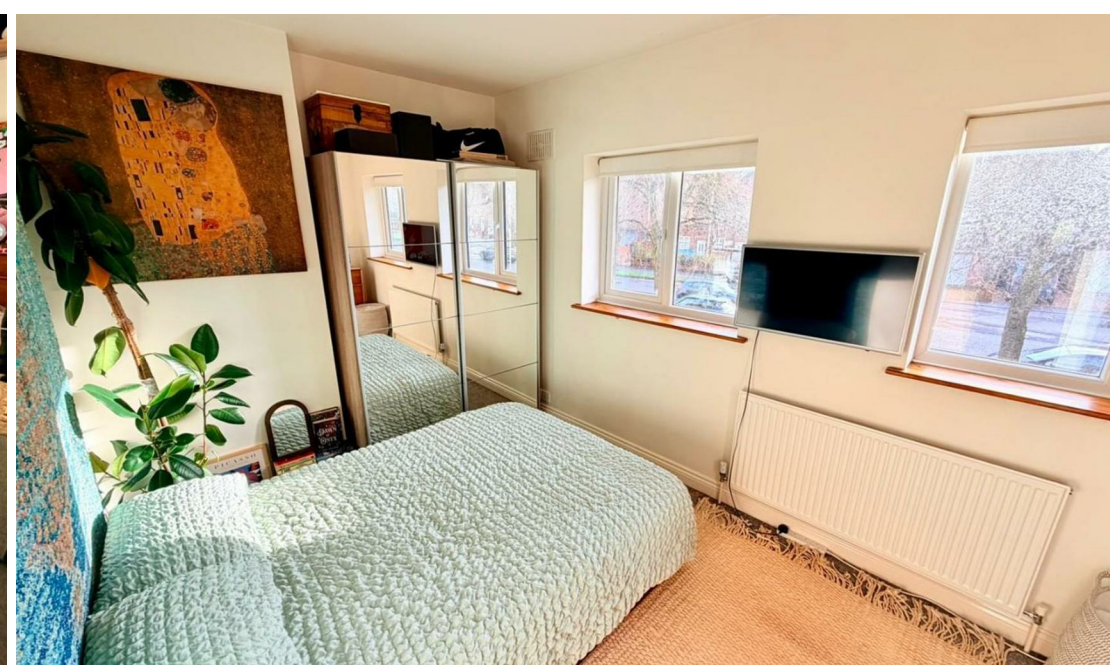
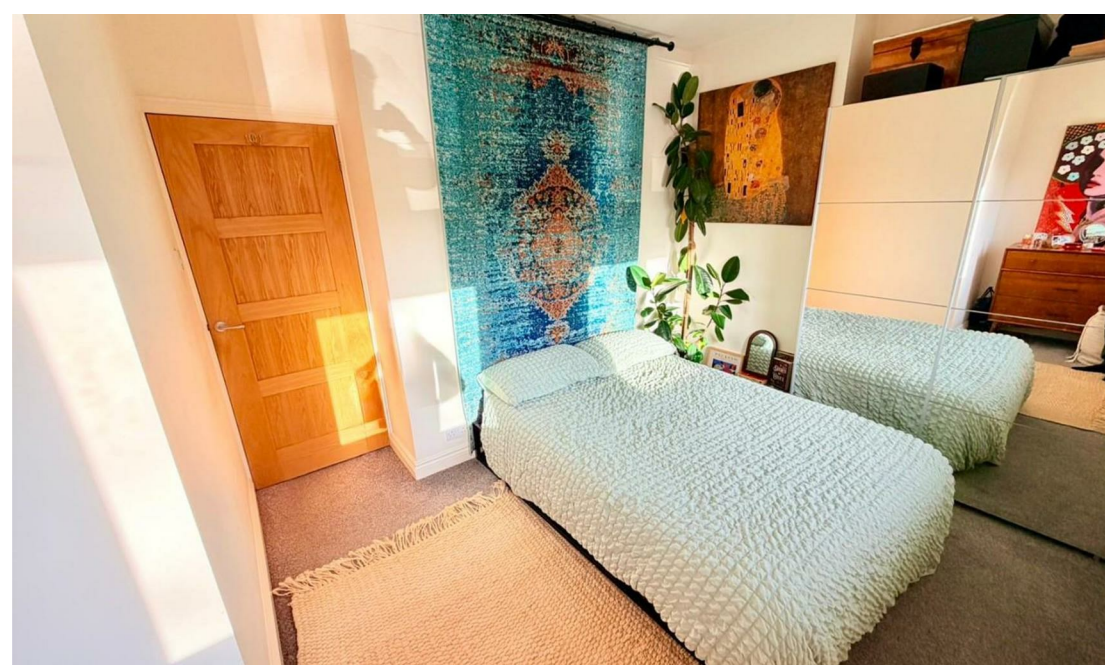


Price: £230,000













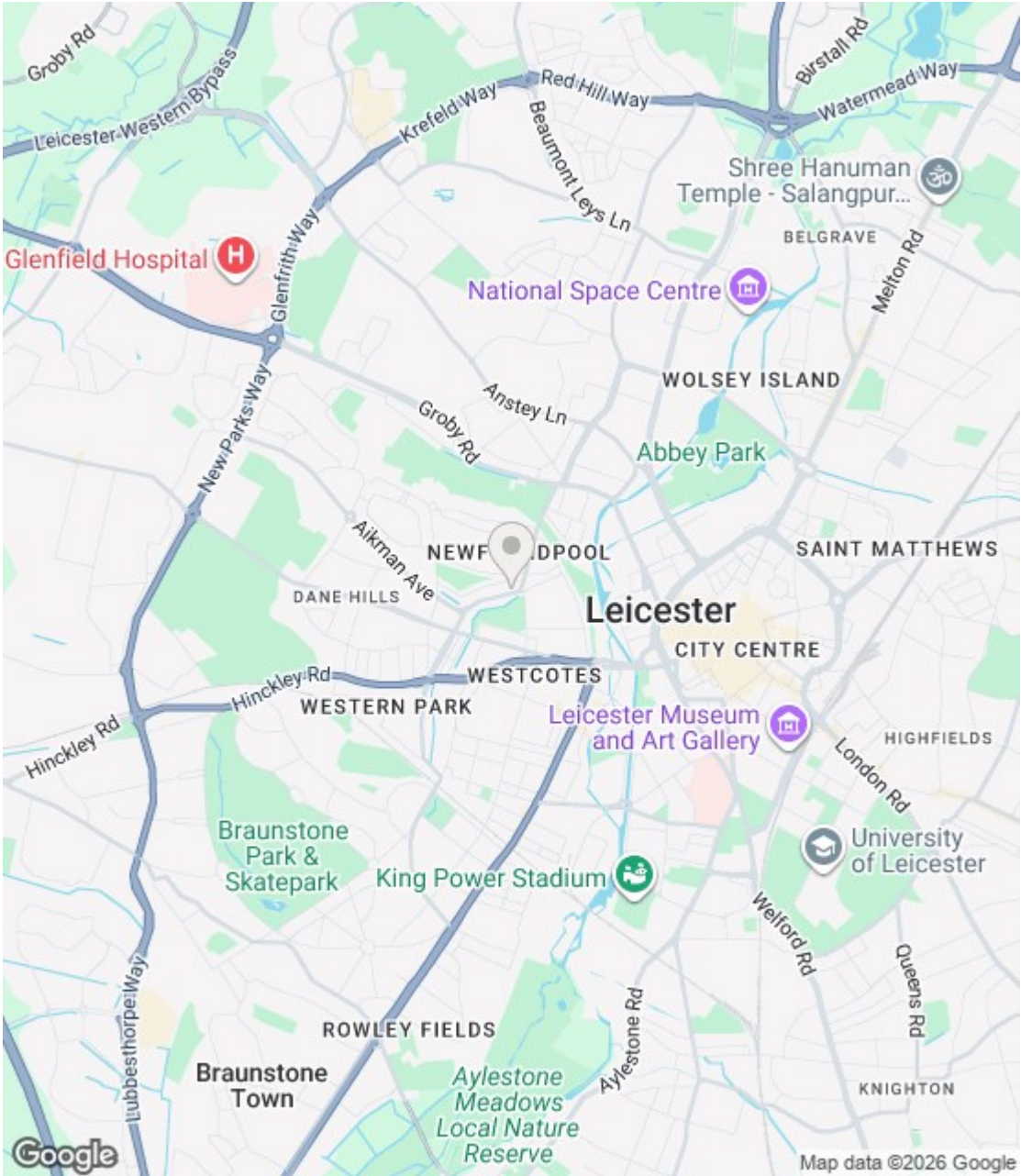
### Energy Efficiency Rating

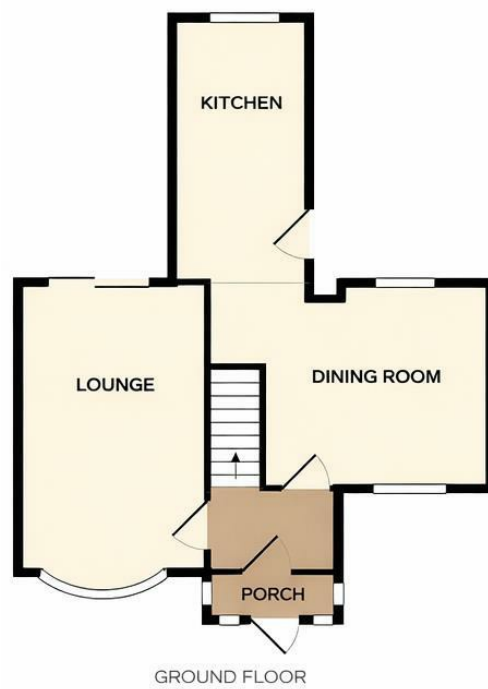
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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

**PRS** Property Redress Scheme





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