



13 Wilmington Road, Leicester - LE3 1AT

Guide Price £209,950

 **NEWTON FALLOWELL**



13 Wilmington Road

West End, Leicester

Situated in the popular West End of Leicester, this much improved two-bedroom terraced property offers well proportioned and versatile accommodation, ideally positioned within easy reach of Leicester City Centre and the wide range of shops, cafés and everyday amenities available along Narborough Road. Presented with neutral décor throughout and ready to move into, the property briefly comprises two reception rooms, a modern fitted kitchen, two double bedrooms and a four-piece family bathroom. Externally, there is a low-maintenance rear courtyard with paved patio, useful brick-built storage buildings and a WC. Boasting an upgraded boiler (Fitted January 2026), an excellent opportunity for first-time buyers, professionals or investors, with the added benefit of **no upward chain**.

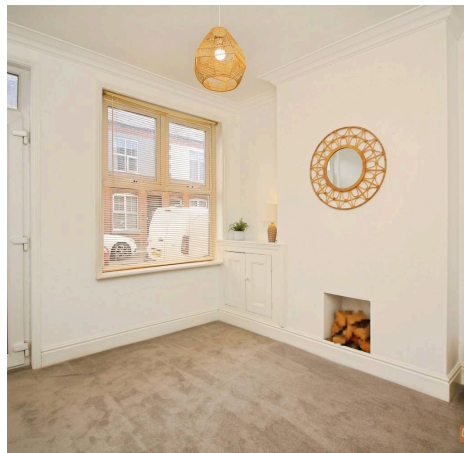
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Two double bedrooms
- Traditional Victorian terrace house
- Neutral decor throughout, ready to move in
- Available with no upward chain
- Conveniently located for access to City Centre
- Low maintenance courtyard with outbuildings
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band A
- EPC Rating D
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the home, you step into the principal reception room, which features carpet flooring and neutral décor. The room benefits from a front-facing window with a fitted blind, as well as a useful meter cupboard. A door provides access to the second reception room, an ideal space for comfortable sitting or formal dining, centred around a feature fireplace.

This room also benefits from a concealed staircase rising to the first floor, a useful storage cupboard, carpet flooring and neutral décor.

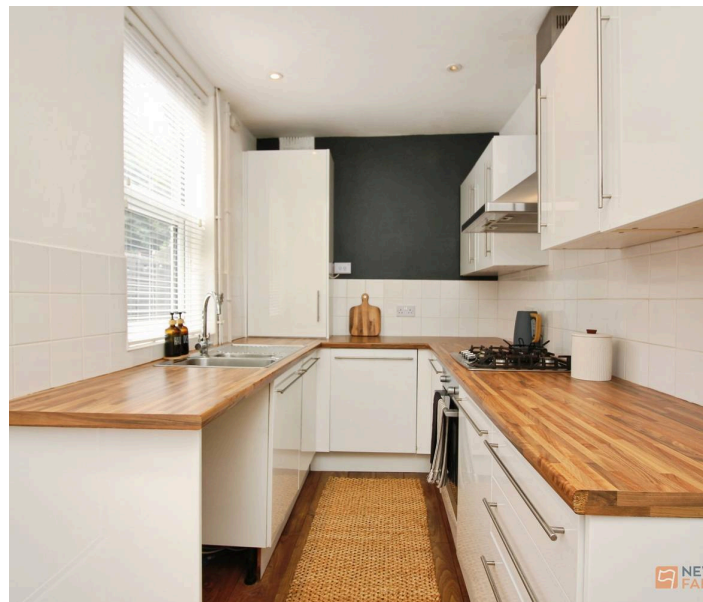
Completing the ground floor is the well-appointed kitchen, fitted with a modern range of wall and base units with complementary work surfaces over and tiled splashbacks. Integrated appliances include an oven, four-ring gas hob and extractor hood, while there is also a 1.5-bowl sink and drainer with mixer tap, together with space for two further appliances and an integrated dishwasher. Two side-aspect windows provide natural light, complemented by a column radiator and spotlighting.

Moving upstairs

Ascend to the first floor, where the carpeted landing provides access to two generously proportioned double bedrooms, both presented in neutral décor and featuring attractive decorative cast iron fireplaces. The second bedroom further benefits from a useful built-in storage cupboard. The bathroom is fitted with a four-piece suite comprising a panelled bath, separate shower cubicle, pedestal wash basin and WC. Complementary part-tiled surrounds and contemporary flooring complete the room. The landing also benefits from a glazed loft hatch, with a Velux window allowing an abundance of natural light to flood the space.

Outside

To the rear of the property is a low-maintenance courtyard garden, featuring a paved patio and convenient side access via a gate. The outside space is further enhanced by two open-fronted brick-built storage buildings, providing useful additional storage, together with a separate WC.



Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Leicester City Council - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

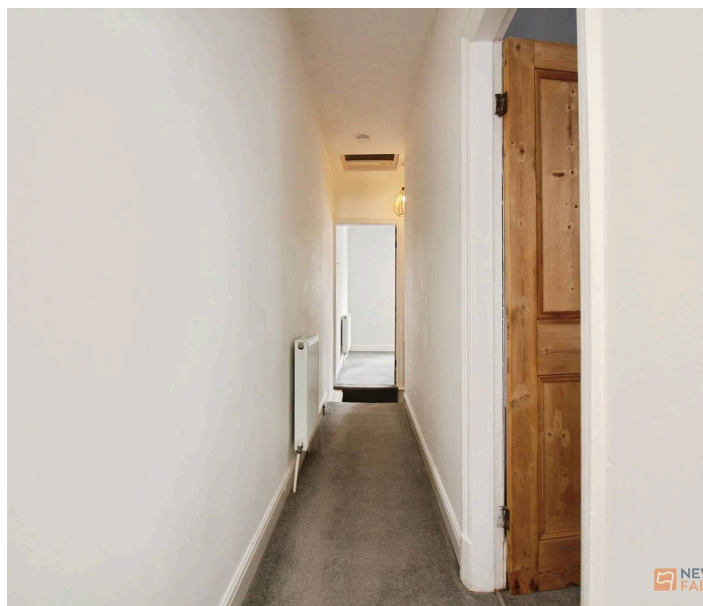
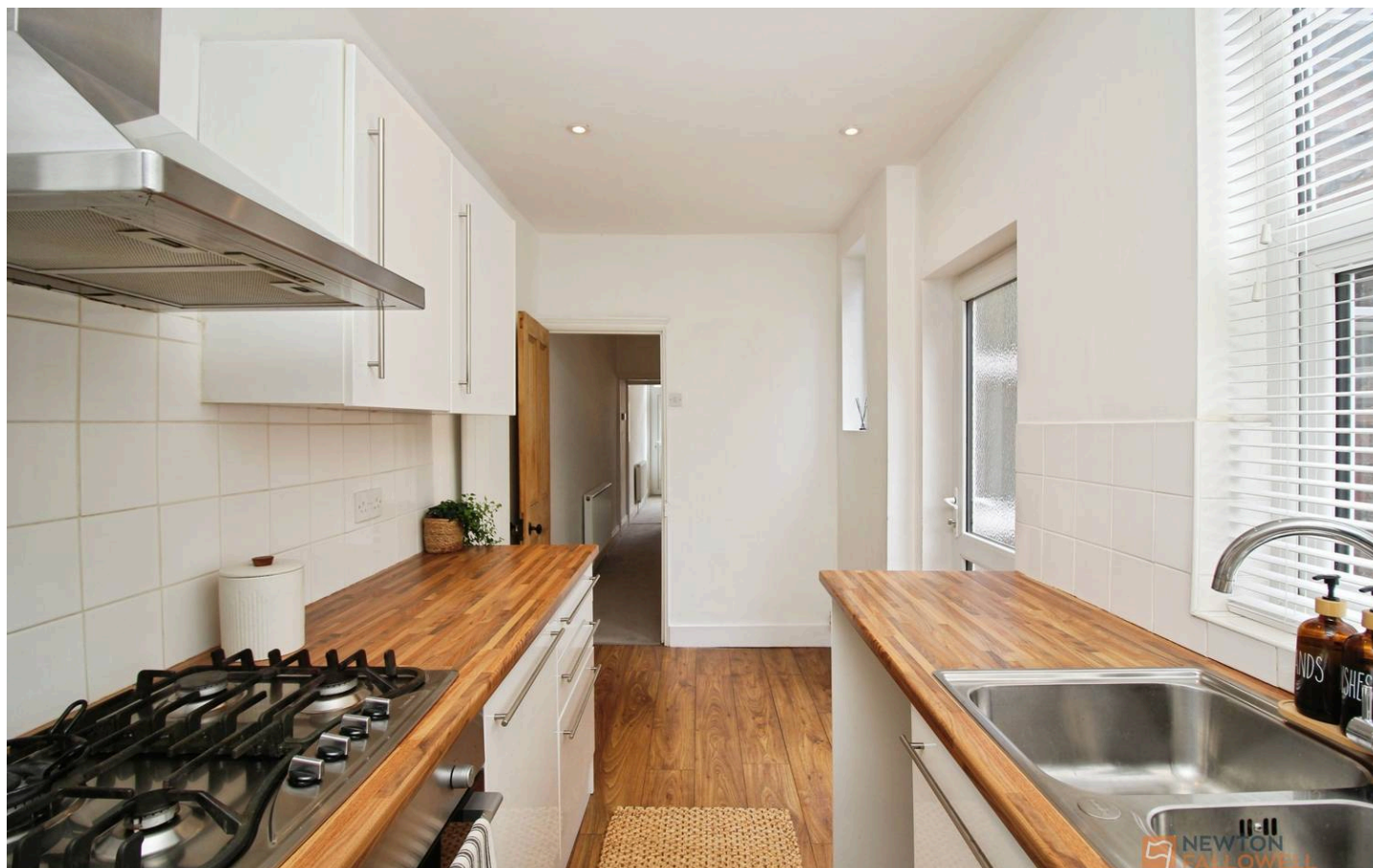
Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."





Agents Note

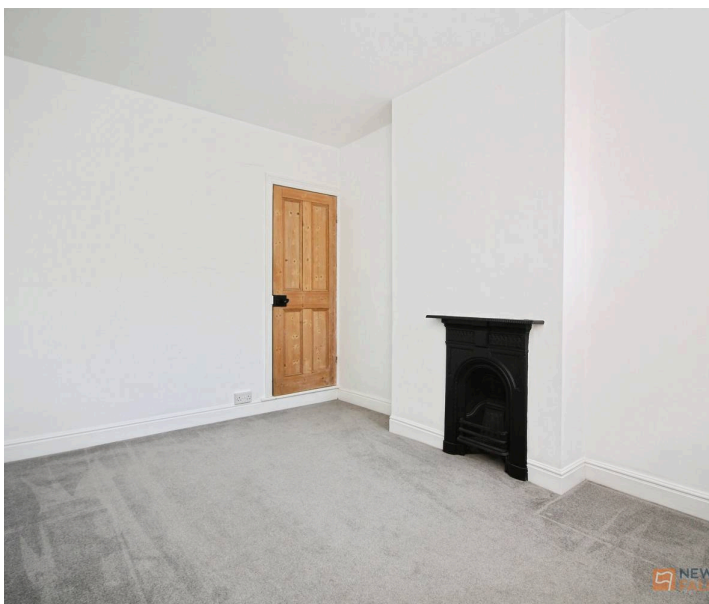
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

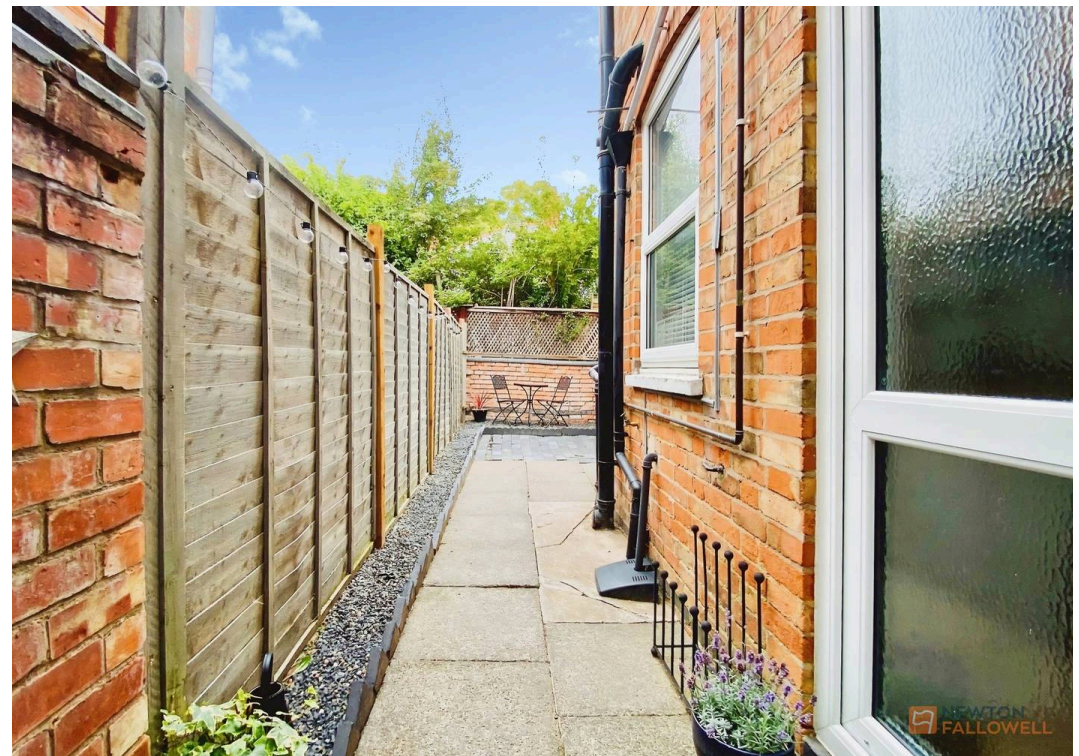
Referrals

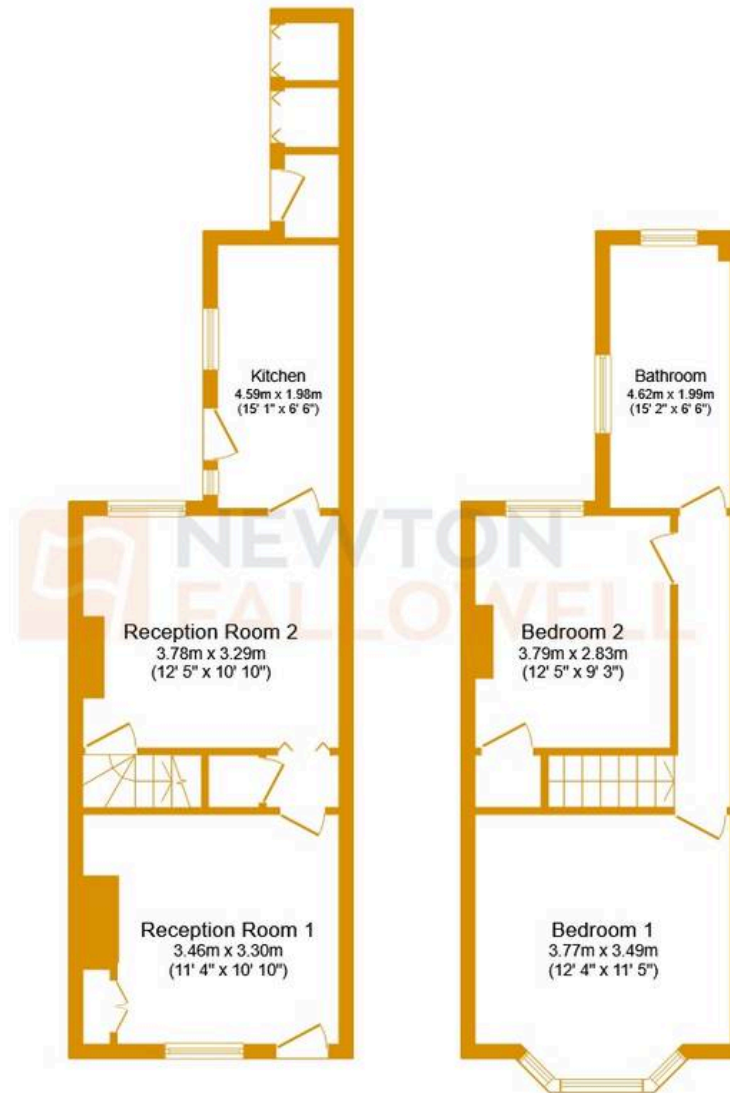
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







Ground Floor

First Floor

Total floor area: 81.4 sq.m. (876 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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