



8 Collett Road, Leicester

Offers in Region of **£240,000**



8 Collett Road

Leicester, Leicester

**** CALL TO VIEW **** BRILLIANT sized FOUR bedroom house **** NO ONWARD CHAIN **** recently refurbished to a GOOD standard **** DOWNSTAIRS WC **** first floor MODERN shower room **** SOUTHERLY aspect facing garden**

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A spacious four bedroom mid terraced house
- Entrance hallway gives access to a storage cupboard and a convenient positioned WC
- Fantastic sized Kitchen/ dining room measuring 20'06"ft in length with an integrated oven, hob and overhead extractor fan
- Low maintenance southerly facing rear garden
- Lounge situated to the rear of the house allowing for plenty of natural light to flow into the room
- Landing area provides you with a cupboard, beneficial for storing bathroom items or extra bedding etc
- First floor features four brilliant sized bedrooms
- Modern styled shower room
- Recently refurbished internally to a good standard, this home is ready to move into
- Being offered with no onward chain



All measurements, floor areas, openings and orientations are approximate and for display purposes only.
They should not be relied upon and do not form as any part of agreement.
All parties must rely on their own inspections and no liability is taken for any errors.

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**** Call to arrange a viewing – SOUTHERLY ASPECT FACING REAR GARDEN –** This spacious four bedroom mid terraced house presents an excellent opportunity for families or professionals seeking a well-appointed and recently refurbished home, ready to move into and offered with no onward chain. Ideal for investors, this property could also make a great buy to let purchase with an attractive rental potential of approximately a 7% gross yield return.

Upon entering, the welcoming hallway provides access to a useful storage cupboard and a conveniently positioned WC, ideal for guests or family members. The heart of the home is undoubtedly the fantastic sized kitchen dining room, measuring an impressive 20'06"ft in length, which is perfect for entertaining or family gatherings. The kitchen is fitted with an integrated oven, hob, and overhead extractor fan, offering both style and practicality for home cooks. The lounge is situated to the rear of the house, allowing for an abundance of natural light to illuminate the space, creating a warm and inviting atmosphere for relaxation or socialising.

Moving upstairs, the landing area features an additional storage cupboard that is perfect for keeping bathroom essentials or extra bedding neatly tucked away. The first floor comprises four brilliant sized bedrooms, each offering ample space for furnishings and personal touches, making them suitable for family members, guests, or even a home office setup.

The modern styled shower room has been finished to a nice standard, providing a sleek and comfortable environment for daily routines. Throughout, the property has been recently refurbished to a good standard, ensuring a fresh and contemporary feel in every room.

With its practical layout, generous proportions, and thoughtful storage solutions, this home is perfectly suited for those seeking a blend of comfort and convenience. Located in a residential area, this house offers easy access to local amenities, schools, and transport links, making it an ideal choice for a wide range of buyers. Early viewing is highly recommended to fully appreciate the good standard and space on offer in this superb family home.

Situated within a cul de sac position, this house offers excellent access to the local amenities, Beaumont Shopping Centre being within close proximity and









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