



Connells

Sturdee Road
Leicester



Property Description

Eyres Monsell is located in the South West corner of Leicester. This sought after location boasts two primary schools, a selection of shops and takeaways, two large parks with play and gym equipment, churches and doctors surgeries, public house and is served by regular bus links to the city centre and has everything you need for convenient living.

This end-terrace property benefits from two bedrooms, bathroom, lounge/diner & kitchen. In a sought after location, this property would make an ideal first time buy or investment property. Viewing is a must.

Entrance Hall

With a double glazed door to the front of the property and central heating radiator.

Lounge

With a double glazed window to the front of the property, two central heating radiators and double glazed patio doors leading out to the rear garden.

Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, plumbing for a washing machine, double glazed window to the rear of the property and door leading out to the rear garden.



First Floor Landing

With stairs rising from the hallway, loft access and double glazed window to the side of the property.

Bedroom One

With a double glazed window to the front of the property, built in wardrobes, central heating radiator and central heating boiler.

Bedroom Two

With a double glazed window to the rear of the property and central heating radiator.

Bathroom

There is a bath with shower over, wash hand basin, wc, partly tiled walls, central heating radiator and double glazed window to the rear of the property.

Outside

The front garden is low maintenance with gravel areas and path leading to the front door.

The rear garden has a paved patio area, lawn with flower beds and fenced borders.

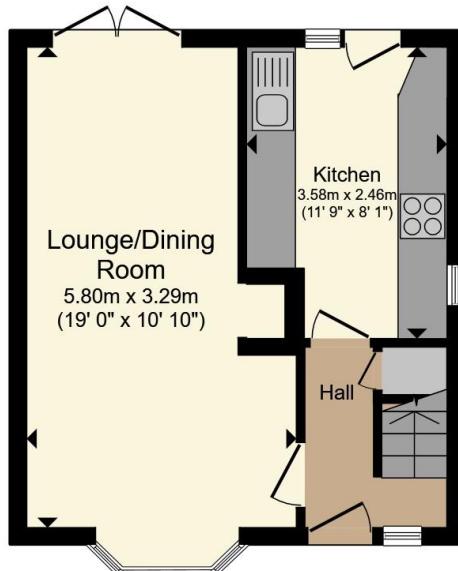
Outbuilding

The outbuilding provides storage areas.

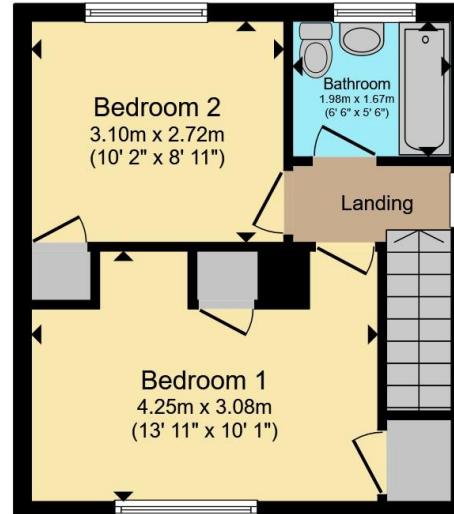




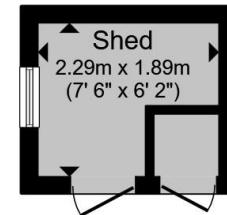




Ground Floor



First Floor



Outbuilding

Total floor area 65.7 m² (707 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

Connells

To view this property please contact Connells on

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

view this property online connells.co.uk/Property/BLA309834

directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue ahead. At the traffic lights continue ahead towards Glen Parva. Turn right onto Red House Road and left onto Ebchester Road then at the end of the road turn right onto Sturdee Road where the property is located.

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLA309834 - 0004