



**Hopefield Road, Leicester LE3 2BL**

**welcome to**

**Hopefield Road, Leicester**

Well-presented two-bedroom mid-terrace property in a great location, ideal for investors or first-time buyers. Features include a lounge, dining room, kitchen, and bathroom with separate shower cubicle. Benefits from gas central heating, double glazing, and a rear yard



### **Lounge**

13' 10" x 11' 3" ( 4.22m x 3.43m )

Bay window to the front and radiator.

### **Dining Room**

11' 10" x 11' 3" ( 3.61m x 3.43m )

Window to the rear and radiator.

### **Kitchen**

12' 10" x 5' 11" ( 3.91m x 1.80m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob.

### **Utility Room**

#### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

12' x 12' 11" ( 3.66m x 3.94m )

Bay window to the front & radiator.

### **Bedroom Two**

11' 11" x 10' ( 3.63m x 3.05m )

Window to the rear, storage cupboard & radiator.

### **Bathroom**

Window to the rear, shower cubicle, WC, hand wash basin and radiator.

### **Outbuilding**

Brick built shed attached to the rear of the property.

### **Rear Of Property**

To the rear of the property is an easy to maintain yard.



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## Hopefield Road, Leicester

- Two Bedrooms
- Two Reception Rooms
- Double Glazed Throughout
- Kitchen with Rear Yard
- Great Location for Investors or First-Time Buyers

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LHS119931 - 0008

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