



Colchester Road, Leicester **Offers Around £250,000**





YOUR MOVE





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Property Description

We are delighted to offer the spacious three bedroom semi detached house. The house offers Double Glazing, Gas Central Heating with a combi boiler, an alarm system and modern fixtures and fittings. The accommodation briefly comprises of a large Lounge with bay window to the front, modern fitted Kitchen/Diner with wall and base units and breakfast bar, and from here there is a spacious Conservatory. To the first floor with 3 good sized bedrooms, with the main bedroom having built in wardrobes, cupboards and drawers. The Family Bathroom has a bath with shower over, WC and hand basin. To the outside there is a gravelled drive to the front for two cars, and to the rear there is a large side and rear garden which is enclosed, with a gravelled area and an raised patio. There is also a former drive enclosed within the garden that could possibly be converted into a garage. This is a great property, so we highly recommend an early

Our View

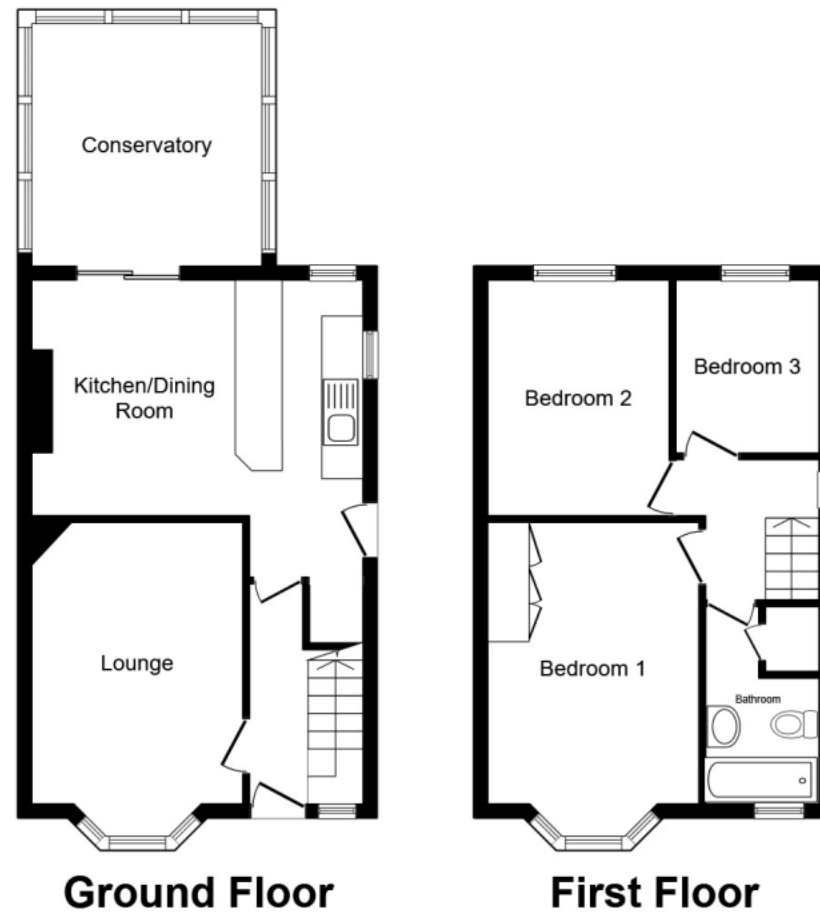
This is a very well presented family home, that you can just move in to !!! There are good sized rooms, a conservatory, a drive to the front and rear with an enclosed side and rear garden, possibly giving plenty of space for an extension if required. The fixtures and fittings are all modern and the decor is excellent. I am sure that this property will sell quickly, so please do not delay in booking a viewing !!!

Location

This house is in a very popular area of Leicester, with lots of local amenities and facilities available such as Monks Rest Gardens, Humberstone Park, a Hospital, shops and take away's. The house is also close to a bus route into town and the A653, which is ideal for those commuting by car. Why not book a viewing today and come see from



EPC Rating To Be Confirmed
For full EPC please contact the branch



Total floor area 87.4 sq. m. (941 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).
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