



**Connells**

Woburn Close  
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 well presented property would make an ideal first time purchase. The property commands a corner plot with potential and early viewing is highly recommended to appreciate the accommodation this property has to offer.

### Entrance Hall

With a door to the side of the property, stairs rising to the first floor and door through to the lounge.

### Lounge

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

### Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, plumbing for a washing machine, space for a cooker, cooker hood, central heating radiator, double glazed windows to the rear and side of the property and door leading out to the rear garden.



## First Floor Landing

With stairs rising from the hallway, loft access which is boarded (not checked by the agent) and central heating radiator.

## Bedroom One

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

## Bedroom Two

With a double glazed window to the rear of the property, two storage cupboards and central heating radiator.

## Bathroom

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

## Outside

At the front of the property there is a block paved area.

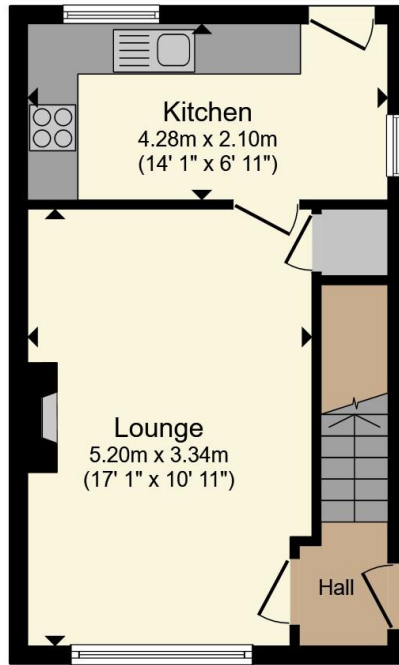
The rear garden has a lawn, decked seating area and timber fenced borders.

There is also a brick built shed.

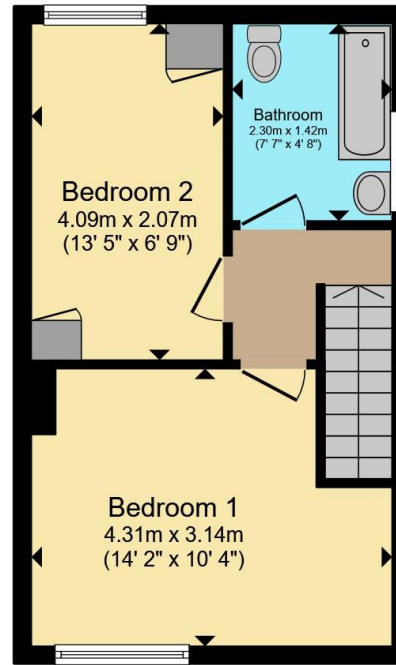




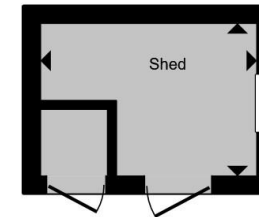




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 68.0 m<sup>2</sup> (732 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](http://www.propertybox.io)



To view this property please contact Connells on

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**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

**directions to this property:**

Proceed out of Blaby along Leicester Road, turning right onto Red House Road, then right onto Ebchester Road. Turn left onto Garnet Crescent and Woburn Close is situated on the right hand side where the property is situated.

EPC Rating: C Council Tax Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA310011](http://connells.co.uk/Property/BLA310011)**



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.

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