



Harrow Road, Off Fosse Road South,
Leicester, LE3



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Key Features

- Three bedrooms
- Bay fronted traditional mid terrace
- Two reception rooms
- Downstairs WC
- Full of character including cast iron fireplaces
- Permit on street parking
- EPC rating D
- Freehold





Retaining many original features, this bay fronted, palisaded terrace is positioned along this popular leafy street within walking distance of the local amenities on Narborough Road and Fosse Road South. Benefiting from gas central heating and available with no upward chain, the property has successfully blended period features and modern comforts with the layout including two reception rooms, kitchen, storage area and ground floor WC, with the first floor offering three bedrooms and a modern bathroom. Outside there is on street permit parking for residents with a low maintenance courtyard to the rear featuring an outbuilding, perfect for outdoor entertaining. This truly would make for a fabulous first time purchase or investment and must be viewed in person to fully appreciate the size and condition of the accommodation on offer.

Welcome to your new home

Upon entering the home, you are welcomed into the principal reception room, which enjoys an abundance of natural light from a walk-in bay window to the front elevation. This inviting space also provides access to the second reception room, ideal for formal dining or a comfortable sitting area.

The second reception room benefits from a useful storage cupboard, a concealed staircase, and French doors opening out to the rear garden, creating a seamless connection between indoor and outdoor living.

The kitchen is fitted with a range of wall and base units with roll-edge work surfaces over, incorporating a sink and drainer, built-in oven, hob with extractor hood, and space for additional appliances. A rear access door leads outside, while an internal door provides access to a storage area where a convenient downstairs WC can be found.

Moving upstairs

Upstairs, the home continues to impress with three well-proportioned bedrooms, two of which retain charming cast iron fireplaces, creating a warm and characterful feel while



offering a calm and comfortable retreat. The bathroom is fitted with a contemporary suite comprising a bath, wash basin and WC, finished with complementary tiling for a clean and modern look.

Outside

There is a small forecourt with brick wall front boundary and pathway to the front door. To the rear is a low maintenance courtyard with brick wall boundaries, ideal for outdoor sitting. There is also a useful outbuilding providing storage.

Tenure & Council Tax

We understand the property to be Freehold with vacant possession upon completion.

Leicester - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

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monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

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Referrals

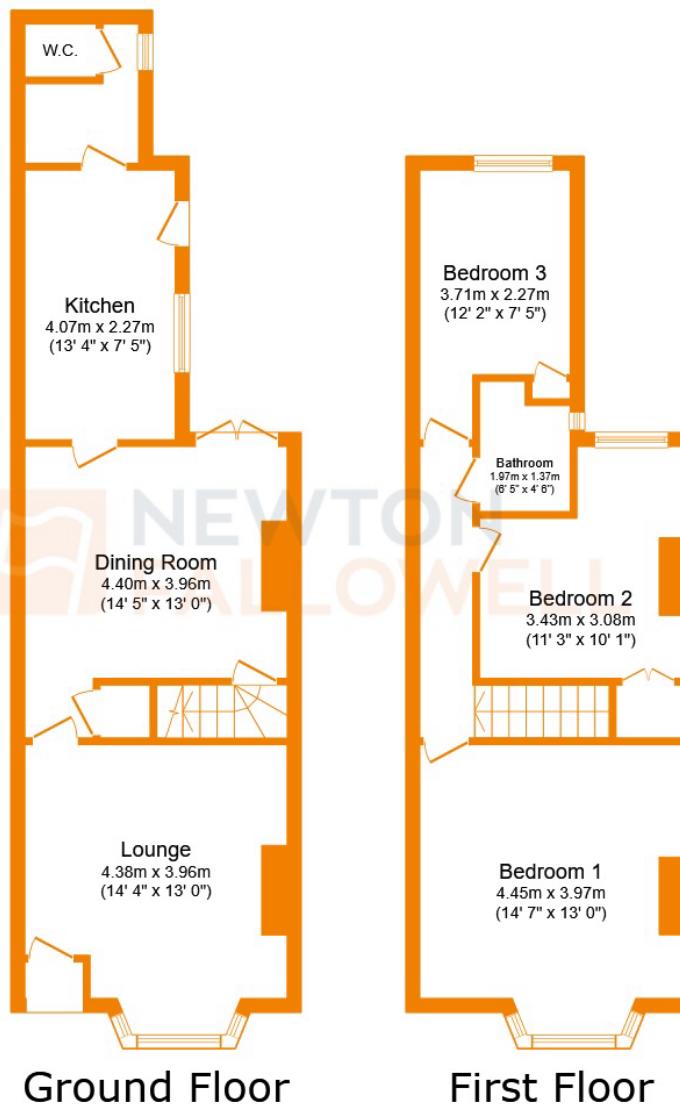
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

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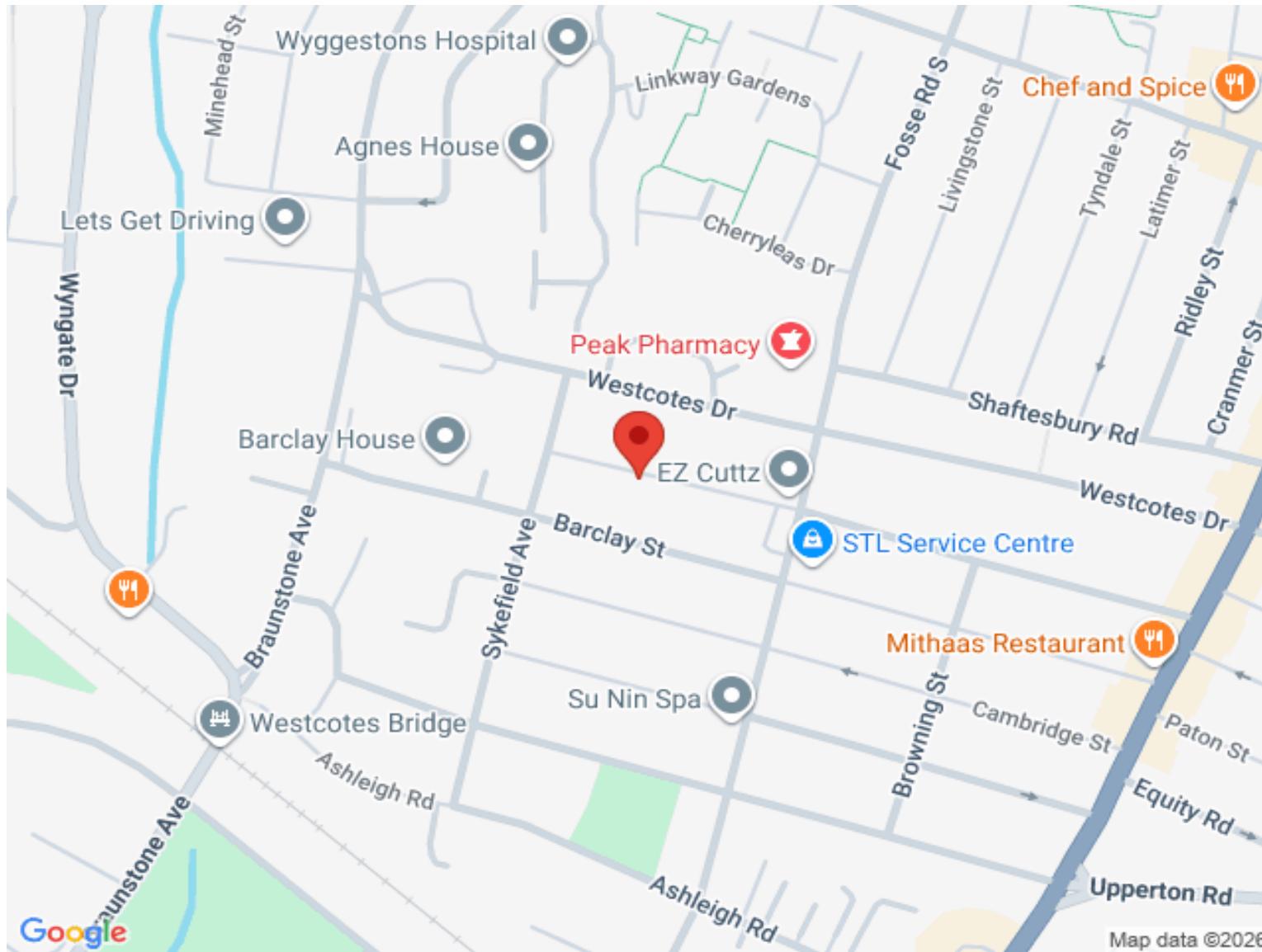
If you have a house to sell then we would love to provide you with a free no obligation valuation.







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