



- THREE BEDROOM TERRACE HOUSE
- WELL ESTABLISHED GARDEN
- FANTASTIC POSITION FOR ACCESS TO THE CITY CENTRE

- GROUND FLOOR BATHROOM
- CLOSE TO AMENITIES
- COUNCIL TAX BAND - A

Offers over £210,000



Judge Estate Agents are happy to offer to the market this excellent opportunity for those looking to put their personal stamp on a home. A lovely three bedroom terrace home that benefits in brief of an Entrance Hall, Living Room, Kitchen, Bathroom, First Floor Landing, First Floor Landing with Three Bedrooms. Outside to the rear is a well established garden. The location of this fantastic opportunity is great for access to the city centre whilst also having added benefits for being conveniently close to shops, amenities, Leicester Royal Infirmary Hospital as well as Leicester City Football Ground and the Leicester Tigers Rugby Ground. **VIEWING BY APPOINTMENT ONLY.**

ENTRANCE HALL

There are stairs leading up to the first floor landing, radiator and a door that leads to:

LIVING ROOM

16' into bay x 10' (4.88m into bay x 3.05m)

Benefiting from a bay fronted window, radiator, power points and a door that leads to:

KITCHEN

13' x 8' (3.96m x 2.44m)

Having a range of wall and base units with work surfaces, sink with a mixer tap, under stairs cupboard, power points, window to the rear aspect and a door that leads to:

REAR PORCH

With a door to the side aspect, radiator and a door that leads to:

BATHROOM

Comprising a low level WC, wash hand basin, bath, heated towel rail, complimentary tiling and a window to the side aspect.

FIRST FLOOR LANDING

Having access to the loft and doors that lead to:

BEDROOM

12' x 11' (3.66m x 3.35m)

Benefiting from a window to the front aspect, radiator, power points and a built in cupboard.

BEDROOM

11'10 x 8' (3.61m x 2.44m)

With a window to the rear aspect, radiator, power points and an airing cupboard.

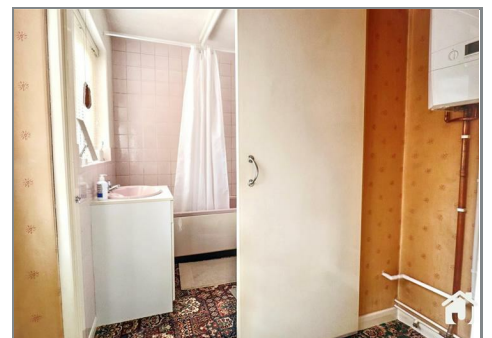
BEDROOM

8' x 6' (2.44m x 1.83m)

Having a window to the rear aspect, radiator and power points.

REAR GARDEN

There is a patio and outhouse as well as borders home to a number of shrubs and plants.





LOCATION

Located in Leicester's popular LE2 area, this property is within easy reach of local amenities. The city centre is approximately 10-15 minutes' drive away, offering excellent shopping and dining options. Transport connections are convenient with regular bus services nearby, making this an ideal location for commuters.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

ANTI MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

DISCLAIMER

In accordance with current legal requirements, all prospective purchasers are required to undergo an

Anti-Money Laundering (AML) check. An administration fee of £40 per purchaser will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

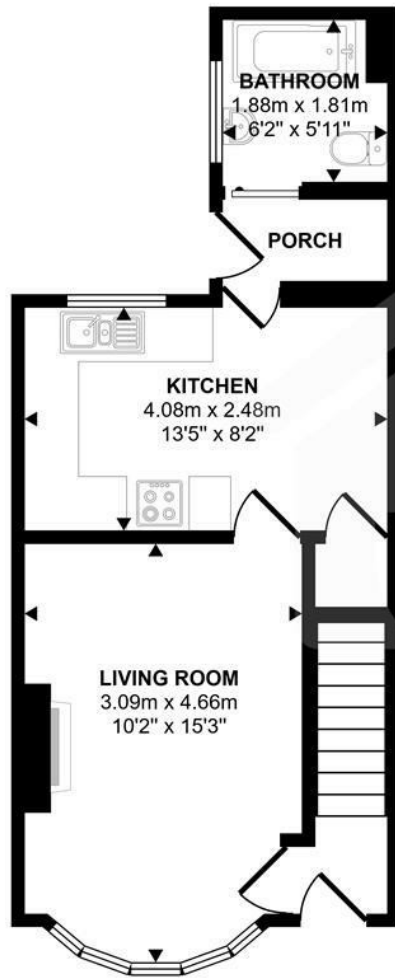
1. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

2. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

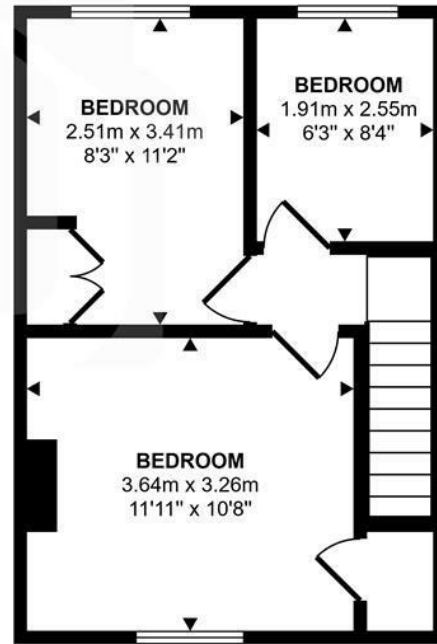
3. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before



Approx Gross Internal Area
66 sq m / 706 sq ft



Ground Floor
Approx 34 sq m / 370 sq ft



First Floor
Approx 31 sq m / 336 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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