



**Central Road, Leicester LE3 5EJ**

**welcome to**

## **Central Road, Leicester**

A charming mid-terraced property with two reception rooms, a kitchen, two bedrooms and a family bathroom. Less than a mile from the city centre, ideal for first-time buyers.

### **Lounge**

11' 6" into recess x 11' 6" ( 3.51m into recess x 3.51m )  
Window to the front, fire place and radiator.

### **Dining Room**

15' 1" max x 10' 11" into recess ( 4.60m max x 3.33m into recess )  
Window to the rear, fire place and radiator.

### **Kitchen**

12' 5" max x 5' 10" max ( 3.78m max x 1.78m max )  
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator and space for appliances. Door to the side.

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

12' max x 11' into recess ( 3.66m max x 3.35m into recess )  
Window to the front and radiator.

### **Bedroom Two**

11' 11" max x 8' into recess ( 3.63m max x 2.44m into recess )  
Window to the rear and radiator.

### **Bathroom**

Window to the rear, bath with shower over, WC, hand wash basin and radiator.

### **Loft Space**

The loft is insulated and partially boarded.

### **Rear Of Property**

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







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## Central Road, Leicester

- Mid Terraced
- Two Bedrooms
- Two Reception Rooms
- Family Bathroom
- A Mile to City Centre

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

offers in the region of

**£160,000**



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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LHS120367 - 0002

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