



## St. Saviours Road, Spinney Hills

£325,000

A spacious five-bedroom terrace home with two reception rooms, a kitchen, a ground-floor bathroom, first-floor shower room. Set on St Saviours Road with courtyard gardens to the front and rear.



0116 274 5544





#### **Entrance Hall**

With stairs to the first floor, an understairs storage cupboard, and a radiator.

#### **Reception One**

14' 0" x 10' 10" (4.27m x 3.29m)

With a double-glazed bay window to the front elevation, a meter cupboard, and a radiator.

#### **Reception Two**

11' 4" x 10' 8" (3.45m x 3.24m)

With a double-glazed window to the rear elevation and a radiator.

#### **Kitchen**

19' 0" x 8' 0" (5.78m x 2.45m)

With two double-glazed windows to the side elevation, a stainless steel sink and drainer unit, a range of wall and base units with work surfaces over, a built-in oven and gas hob with a chimney hood over, space for a fridge freezer, plumbing for a dishwasher, a wall-mounted boiler, and tiled flooring.

#### **Lobby**

With a double-glazed door to the side elevation and a cupboard housing plumbing for a washing machine.

#### **Ground Floor Bathroom**

6' 11" x 5' 6" (2.12m x 1.67m)

With a double-glazed window to the rear elevation, a corner bath with mixer tap/shower attachment, a pedestal wash hand basin, a low-level WC, an extractor fan, tiled walls, tiled floor, and a heated chrome towel rail.



**First Floor Landing**

With storage cupboards.

**Bedroom One**

15' 8" x 11' 5" (4.78m x 3.48m)

With two double-glazed windows to the front elevation and a radiator.

**Bedroom Two**

13' 1" x 11' 3" (3.98m x 3.44m)

With a double-glazed window to the rear elevation and a radiator.

**Bedroom Three**

8' 5" x 6' 5" (2.57m x 1.96m)

With a double-glazed window to the rear elevation and a radiator.

**Shower Room**

5' 6" x 5' 5" (1.68m x 1.64m)

Features a double-glazed window to the side elevation, a shower cubicle with an overhead "rainforest" shower and handheld shower, a low-level WC, a wash hand basin, an extractor fan, tiled walls, tiled floor, and a heated towel rail.

**Second Floor Landing**

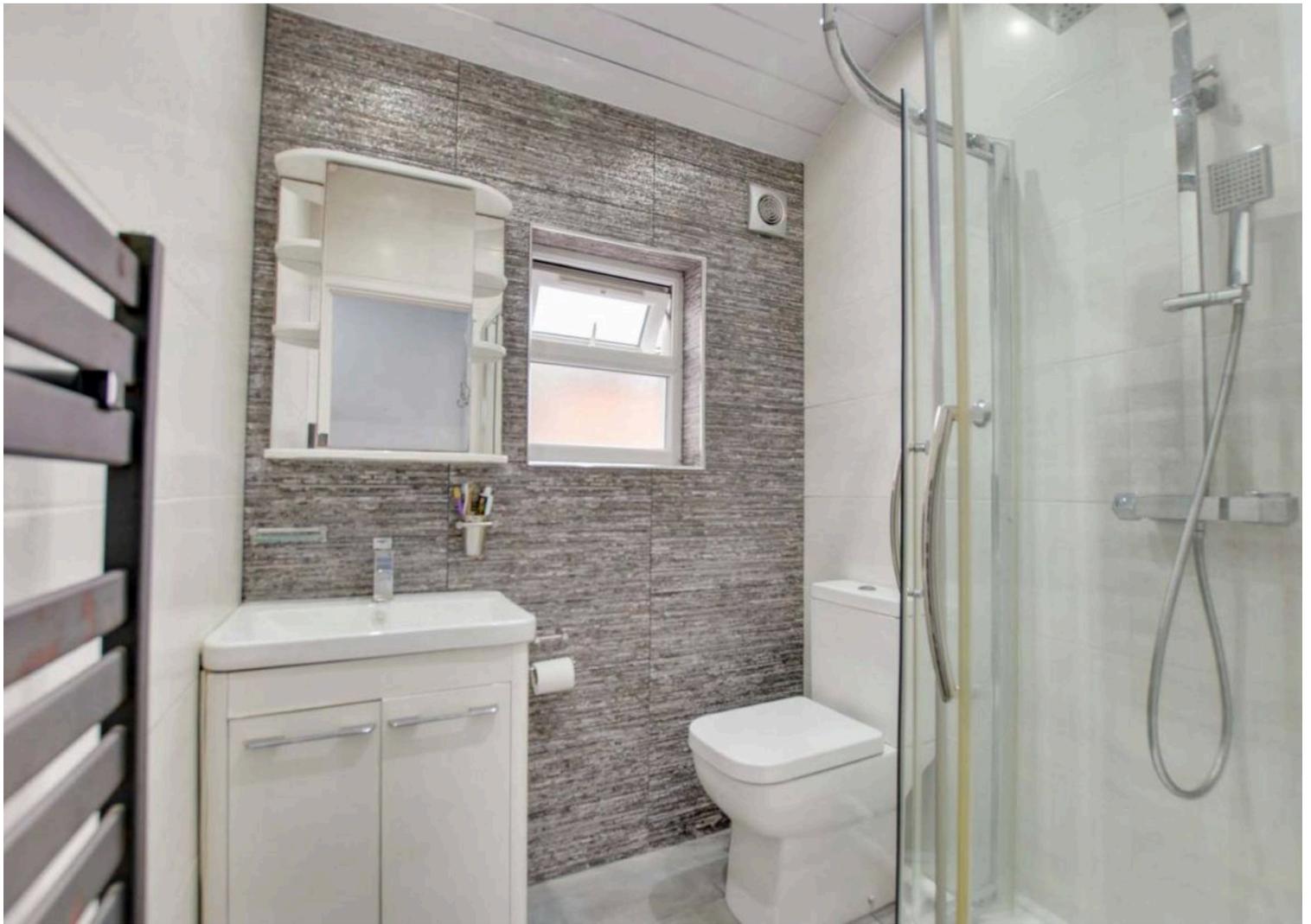
With access to upper bedrooms.

**Bedroom Four**

15' 1" x 11' 2" (4.60m x 3.40m)

(room narrowing to 2.69m) With a double-glazed skylight window to the front elevation, under-eaves storage cupboards, and a radiator.









**Bedroom Five**

15' 1" x 9' 7" (4.60m x 2.92m)

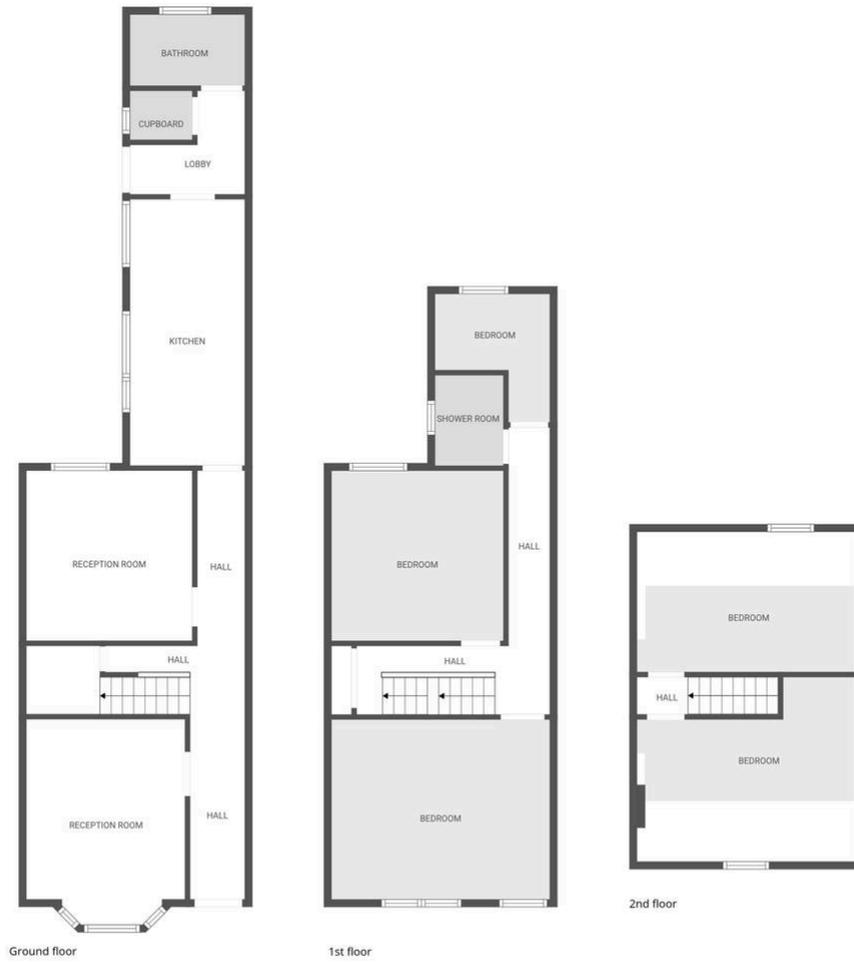
With a skylight window to the rear elevation, under-eaves storage cupboards, and a radiator.

**Front Garden**

A walled and paved front forecourt.

**Rear Garden**

Paved rear courtyard garden featuring side access and a storage shed.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





The area offers convenient access to local shops, places of worship, parks and everyday amenities, along with good transport links into the city centre and surrounding areas. Well suited to a broad range of buyers, Spinney Hills combines city accessibility with a settled neighbourhood feel.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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