



49 Jersey Way, Leicester, LE9 8HR
£205,000

wards
Residential

Freehold

NO CHAIN. A surprisingly spacious renovated two-bedroom mid-terrace, ideally situated in a convenient village location close to schools, local amenities, bus routes, the A47 and other major road links. The accommodation briefly comprises an entrance porch, living room and kitchen/breakfast room to the ground floor, with two sizable bedrooms and a family bathroom to the first floor. Externally, the property benefits from front and rear gardens, both predominantly laid to lawn, together with an allocated parking space. Further benefits include UPVC double glazing and gas-fired Tado controlled central heating.

Entrance Porch

A useful entrance porch accessed via a new UPVC front door.

Living Room

5.17 x 3.64 Metres

Bright and spacious living area with carpeted flooring, UPVC double glazed window to the front elevation, stairs to the first floor, access to a useful understairs cupboard and kitchen/diner.

Kitchen/Diner

4.47 x 3.64 Metres

Fitted with high gloss grey wall and base units, white contrasting worksurfaces, black ceramic sink with drainer and white gloss splash backs. Fitted appliances include an under-counter fridge and freezer, washing machine, electric oven and ceramic hob. Laminate flooring, UPVC double glazed window to the rear elevation, and back door to access the rear garden.

Landing

Access to the boarded and insulated loft.

Master Bedroom

4.27 x 3.65 Metres

Very spacious double bedroom with UPVC double glazed



window to the front elevation and carpeted flooring

Bathroom

2.79 x 1.94 Metres

White 4-piece suite comprising of a low flush WC, vanity wash hand basin, freestanding double ended bath and large tiled shower enclosure with bar shower and rainfall shower head.

Bedroom 2

3.65 x 3.12 Metres

Second double bedroom with carpeted flooring and UPVC double glazed window to the rear elevation.

Outside

The front and rear gardens are predominately laid to lawn with a paved walkway and patio area adjacent to the dwelling at the rear. The rear garden enclosed by timber fencing with access to the allocated car parking space.





EPC Rating - C (73)

Council Tax Band - B

**Call 01455 251771 to make an appointment to
view this property**





TOTAL FLOOR AREA: 769 sq.ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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