



Central Road, Leicester LE3 5EJ

welcome to

Central Road, Leicester

A charming Edwardian two-bedroom mid-terrace home on Central Road, Woodgate, featuring beautiful wooden double glazed sash bay windows, two reception rooms, a newly fitted kitchen, two spacious bedrooms, and low-maintenance front and rear courtyards.

Lounge

Sash bay window to the front, wooden shelving, original plaster ceiling with moulded coving, picture rail, original built in meter cupboard, radiator and carpeted.

Dining Room

Sash window to the rear, original fire place, original plaster ceiling including ceiling rose, access to original larder/understairs cupboard, radiator and wooden flooring.

Kitchen

Fitted kitchen comprising wall and base units with Dekton stone effect work surfaces over, sink drainer unit, space for cooker (Stoves four ring gas hob and electric oven included) and washing machine, tiled splashback, vinyl wooden effect flooring, electric towel rail radiator, integrated extractor fan over hob. Sash window to the side, glazed doors to the side and to the rear.

1st Floor Landing & Staircase

Original painted wooden balustrade. Carpeted. Loft access.

Bedroom One

Sash bay window to the front, original integrated storage, radiator and carpeted.

Bedroom Two

Sash window to the rear, radiator and carpeted.

Bathroom

Sash window to the rear, bath, WC, hand wash basin, integrated storage/airing cupboard, and radiator.

Rear Of Property

To the rear of the property is an easy to maintain fully enclosed garden with a paved area, a small area of artificial lawn, a small flower bed, and an outdoor tap. Shared passageway between neighbouring houses.

Agents Note

The Vendor has advised that there is planning permission for a utility room and wet room extension, with plumbing and electrical cabling ready for connection. Any prospective buyer is advised to clarify this information with their legal representative.

Location

The property is situated in the popular Woodgate area close to local amenities including an adventure playground, community centre, library, GP surgery, dentist, pharmacies, several supermarkets, bus stops into the city centre and the "hospital hopper" service connecting all three city hospitals, the Rally park and recreation area, and community allotments.





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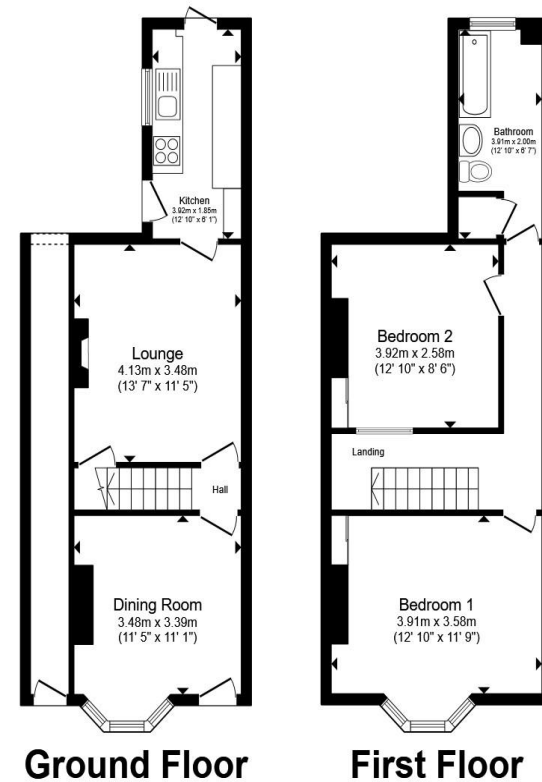
Central Road, Leicester

- Edwardian Mid Terrace
- Two Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- Viewing Recommended

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

offers in the region of

£190,000



Total floor area 90.6 m² (975 sq.ft.) approx

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.propertybox.io



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Property Ref:
LHS121122 - 0004

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