



Pollard Road, Leicester LE3 1RB

welcome to

Pollard Road, Leicester

A three bedroom end terraced house with a two bedroom annex to the rear. The property offers a lounge, kitchen, downstairs wet room, three bedrooms and a bathroom in the main property. The rear annex offers a kitchen, two bedrooms and a bathroom



Entrance Hall

Door to the side.

Lounge

19' 4" x 11' 3" (5.89m x 3.43m)

Double glazed window to the front and radiator.

Kitchen

15' 7" x 12' 10" (4.75m x 3.91m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob and space for further appliances. Double glazed window to the rear and door to the rear.

Wet Room

With shower, WC and hand wash basin.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

11' 7" x 11' 3" (3.53m x 3.43m)

Two double glazed windows to the front and radiator.

Bedroom Two

13' 1" x 9' 8" (3.99m x 2.95m)

Double glazed window to the rear and radiator.

Bedroom Three

Double glazed window to the rear and radiator.

Bathroom

Double glazed window to the front and to the side, bath with shower over, WC and hand wash basin.

Rear Annex**Kitchen**

9' 10" x 9' 2" (3.00m x 2.79m)

Fitted wall and base units with work surfaces over, sink drainer unit, integrated oven and hob.

Bedroom One

10' 10" x 9' 3" (3.30m x 2.82m)

Skylight window and radiator.

Bedroom Two

9' 10" x 9' 2" (3.00m x 2.79m)

Window to the front and radiator.

Shower Room

With shower, WC and hand wash basin.

Front & Rear Of Property

To the front and rear of the property are paved gardens.



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welcome to

Pollard Road, Leicester

- End Terraced
- Three Bedrooms
- Two Bedroom Rear Annex
- CCTV & An Alarm
- Front & Rear Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LHS119531 - 0008

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