



Tudor Road, Leicester - LE3 5HU
£175,000

 **NEWTON FALLOWELL**

Tudor Road

Leicester

Ideal for first-time buyers, families, or investors, this much improved three-bedroom mid-terrace home offers well proportioned living space in a convenient location. The property features two reception rooms, with the second providing an ideal dining or family area and access to the first floor. The fitted kitchen offers a range of wall and base units, ample worktop space, a cooker, sink with drainer, wall-mounted boiler, and space for appliances. A rear lobby leads to the enclosed rear garden and the ground floor bathroom, fitted with a three-piece suite. To the first floor are three well-proportioned bedrooms. Outside there is a low maintenance courtyard. With neutral décor throughout, this home is ready to move into while offering excellent potential for buyers to add their own personal touch. Early viewing is highly recommended.

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Three bedroom mid terrace house
- Neutral decor and 'ready to move in' interior
- Available with no upward chain
- Popular and convenient residential location
- Downstairs modern bathroom
- Ideal first purchase or buy to let home
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band A
- EPC Rating E
- Viewings strictly by appointment only!





Welcome to your new home

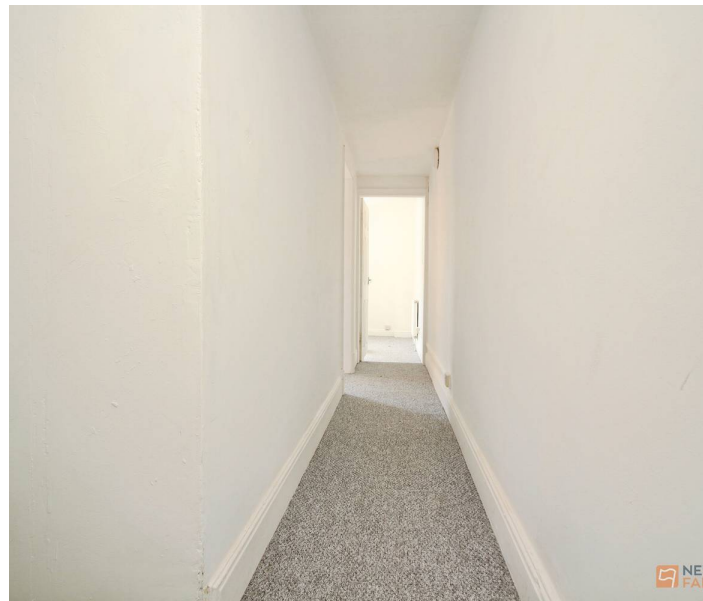
Upon entering the property, you are welcomed into the main reception room, featuring neutral décor, fitted carpet, and a window overlooking the front elevation. A useful meter cupboard is also located here. Leading through to the second reception room, this versatile space is ideal for formal dining or additional living accommodation. It is again presented in neutral décor with fitted carpet and benefits from a useful storage cupboard, a concealed staircase to the first floor, and a window to the rear elevation. The kitchen is fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. It includes a cooker, wall-mounted boiler, sink with drainer, and space for a range of appliances. To the rear, a lobby provides access to the garden and the ground floor bathroom, which is fitted with a three-piece suite comprising a bath, wash basin, and WC.

Moving upstairs

Ascend to the first floor, a carpeted landing serves access to three bedrooms, all presented with carpet flooring and neutral decor.

Outside

The property boasts a low maintenance courtyard to the rear with brick wall boundaries and gated access to the front.



Location

Tudor Road is located in a suburb situated to the west of Leicester's City centre and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment and all the excellent amenities therein including the High Cross shopping centre, as well as Junction 21 of the M1/M69 motorway network for travel north, south and west, and the adjoining Fosse Park and Meridian shopping, entertainment, retail and business centres. The combined suburbs of Westcotes, Newfoundpool and the West End of Leicester offer a fine range of local amenities including excellent shopping for day-to-day needs along Wood Gate, Fosse Road North, Hinckley Road and Narborough Road, as well as a wide range of recreational amenities, a variety of quality bars and restaurants, schooling for all ages and regular bus services to the Leicester City centre.

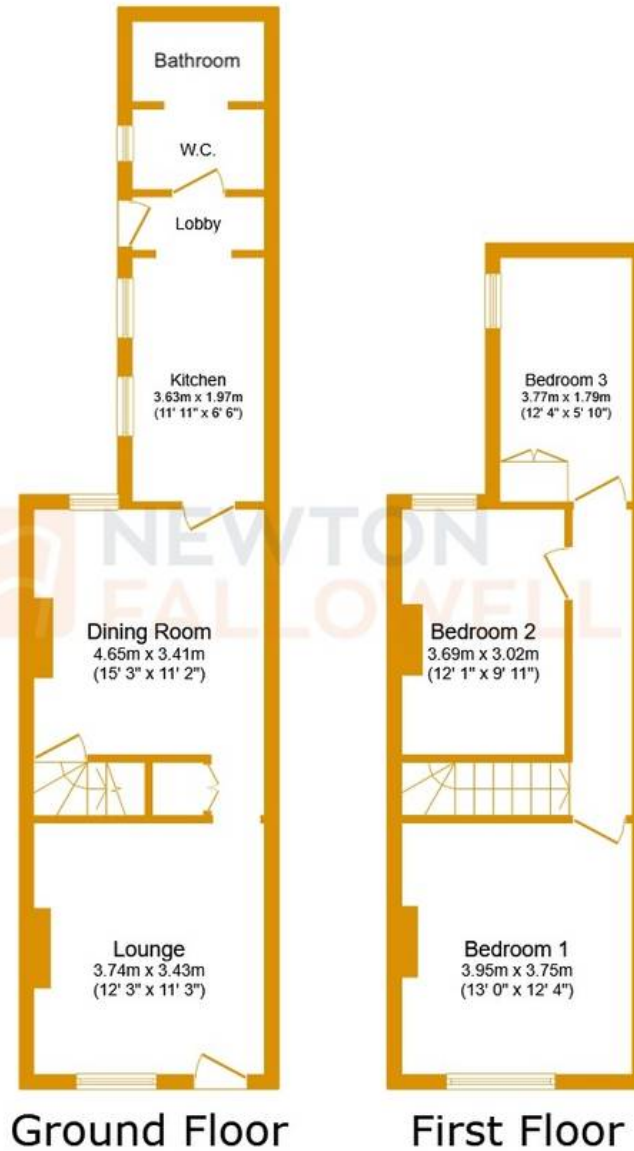
Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City Council - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.





Total floor area: 79.2 sq.m. (852 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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