

FOR SALE



75 Wolverton Road

3 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £190,000





- **Three Bedroom Terrace House**
- **Located In The West End**
- **Two Reception Rooms**
- **Kitchen**
- **Downstairs Bathroom**
- **Three Bedrooms**
- **Rear Garden**

FULL DESCRIPTION A fantastic opportunity awaits on Wolverton Road, Leicester LE3!

This well presented 3 bed terrace with bay to front bedroom would make an ideal investment or first time buy.

The property is located within the popular West End area and is off the Narborough Road. Close to all local amenities, major road networks and the city centre. The home has gas central heating. There is also double glazing throughout. In brief the property comprises lounge and dining room, fitted kitchen leading into a rear lobby and the bathroom. To the first floor are three bedrooms. Outside is a courtyard garden with shed.

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RECEPTION ROOM 11' 1" x 11' 10" (3.38m x 3.61m) With a window to the front elevation, carpet flooring, central heating radiator and meter cupboard. A door leads to the:

RECEPTION ROOM 11' 0" x 11' 10" (3.35m x 3.61m) With a concealed staircase to the first floor, storage cupboard, carpet flooring, rear elevation window and a central heating radiator. A door leads to the:

KITCHEN 6' 1" x 13' 1" (1.85m x 3.99m) Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer unit, wall mounted central heating boiler, space for fridge freezer and washing machine and a integrated cooker (included) with fitted extraction hood above. With a window to the side elevation and access to a rear lobby, side access door to the courtyard and a door leading to the:

BATHROOM 5' 6" x 6' 7" (1.68m x 2.01m) Fitted with a three piece suite comprising a walk in shower, wash hand basin and wc, with a window to the side elevation.

BEDROOM 12' 8" x 11' 10" (3.86m x 3.61m) A double room offering a bay window to the front elevation, central heating radiator and carpet flooring.

BEDROOM 9' 9" x 11' 10" (2.97m x 3.61m) With a window to the rear elevation, carpet flooring, central heating radiator and a built in storage area.

BEDROOM 6' 0" x 12' 11" (1.83m x 3.94m) With a window to the rear elevation and carpet flooring.

OUTSIDE Shared gated access leads to the rear low maintenance courtyard with a storage shed and seating area.





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