



Connells

Raymond Road
Leicester



Property Description

This charming terraced period home, located on the ever-popular Raymond Road in Leicester's Braunstone Park & Rowley Fields area, offers generous living space, strong value for money, and excellent potential for buyers seeking a well-proportioned property in a convenient residential setting.

Inside, the home offers a traditional terraced layout with a welcoming reception space, further living/dining area, and a kitchen to the rear. Upstairs, the property has two bedrooms and a family bathroom. Outside, there is a rear yard with fencing.

Raymond Road is a well-established residential street with good access to Braunstone Park, nearby primary and secondary schools, local shops and amenities.

Early viewing is highly recommended to appreciate the space, character and opportunity this property presents.

Sitting Room 1

A welcoming front reception space, featuring a large bay window. The generous proportions make it ideal for comfortable everyday living, with ample space for sofas and additional furnishings.

Sitting Room 2

Offers a versatile second reception space, ideal as a formal dining room, family room or home office. Positioned at the heart of the property, it benefits from a comfortable layout with plenty of room for furniture and storage

Kitchen

The kitchen is positioned at the rear of the property and offers a practical, well-laid-out cooking space with direct access to the garden. It features a range of fitted units providing useful storage, along with ample worktop space for food preparation.

First Floor Landing

Bedroom One

A generous double bedroom positioned at the front of the property, benefiting from a large window that allows plenty of natural light to fill the space, fitted wardrobes, carpet flooring and radiator

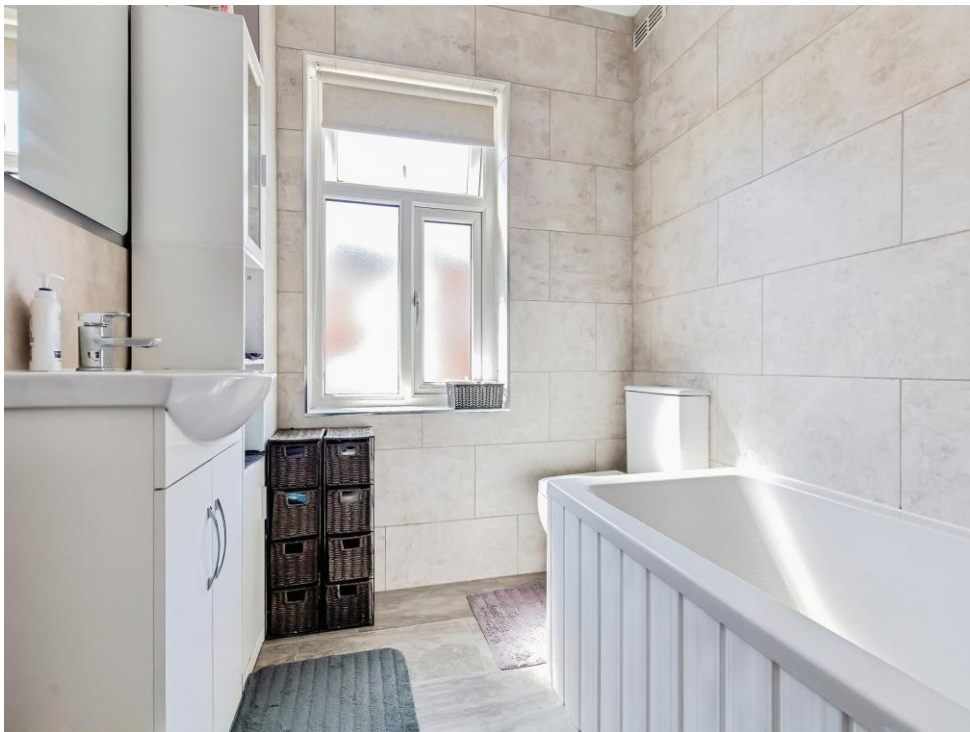
Bedroom Two

A well-sized double bedroom positioned at the rear of the property, radiator, fitted wardrobes and carpet flooring

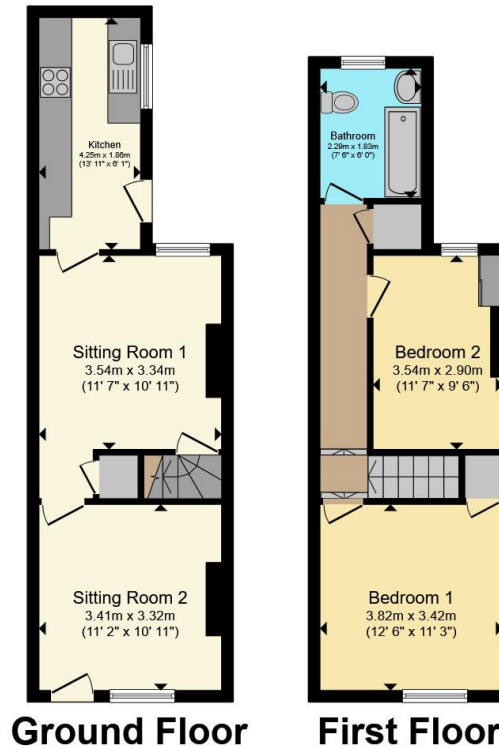
Outside

There is a rear yard with wood panel fencing









Total floor area 67.7 m² (729 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



To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: D Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LTR325991



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR325991 - 0002