



## Trafalgar Way, Glen Parva, Leicester, LE2 9UP

- Two bedrooms
- Three-piece bathroom suite
- Double glazing
- Enclosed rear garden
- Semi-detached house
- Modern kitchen diner
- Gas central heating
- Off road parking
- Raised decking terrace
- Ideal for first-time buyers

£225,000

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# Trafalgar Way, Glen Parva, Leicester, LE2 9UP

## DESCRIPTION

Nestled in the popular residential area of Glen Parva, this charming semi-detached house is presented in a ready-to-move-in condition, making it an ideal choice for first-time buyers, couples, or investors seeking a lucrative rental opportunity.

Upon entering, you are welcomed by an entrance porch that leads into a hall with stairs that ascend to the first floor. The inviting lounge features a door that opens into a modern fitted kitchen diner, offering views over the garden, perfect for enjoying meals with family or friends.

The first floor boasts two generously sized bedrooms, providing ample space for relaxation and rest. A contemporary three-piece bathroom suite, which includes a shower over the bath, completes this level, ensuring convenience and comfort for all the family.

This property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Outside, you will find off-road parking with a private driveway. The enclosed rear garden is a true gem, featuring a raised decking wooden terrace, ideal for outdoor entertaining, alongside a well-maintained lawn bordered by plants, shrubs and flowers.

This delightful home is ready for you to move in, unpack, and start enjoying your new lifestyle. For further information and to arrange a viewing, please contact your local Hunters estate agent. Don't miss out on this fantastic opportunity!





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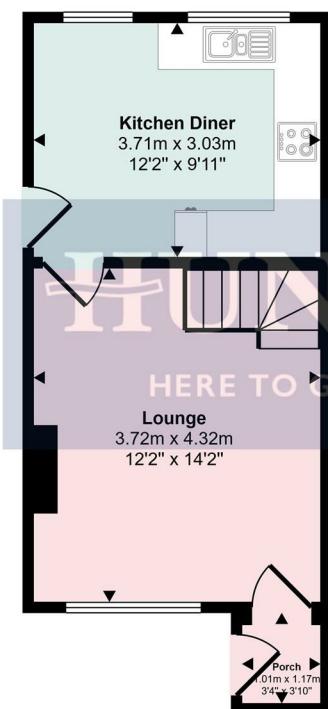


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Approx Gross Internal Area  
57 sq m / 618 sq ft



Ground Floor  
Approx 29 sq m / 314 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

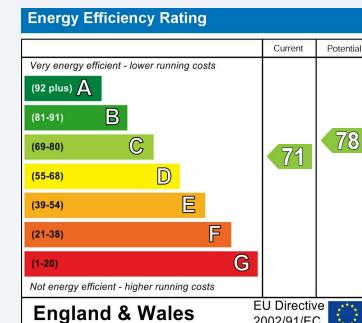
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.