

FLOOR PLAN

DIMENSIONS

Lounge
13'11 x 11'10 (4.24m x 3.61m)

Dining Room
15'02 x 11'10 (4.62m x 3.61m)

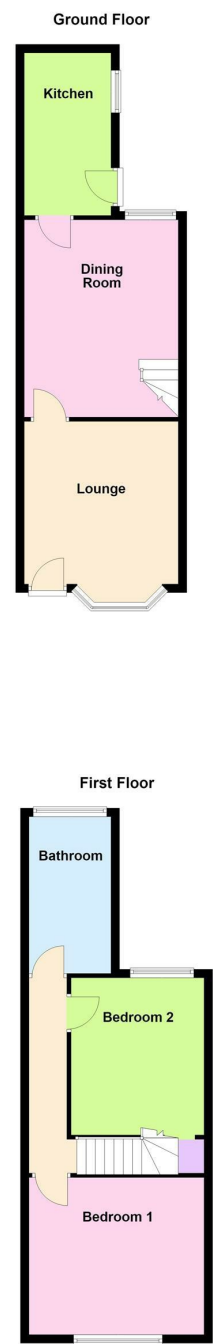
Kitchen
12'05 x 6'06 (3.78m x 1.98m)

Landing

Bedroom One
12'02 x 13'06 (3.71m x 4.11m)

Bedroom Two
12'01 x 10'09 (3.68m x 3.28m)

Bathroom
12'04 x 6'05 (3.76m x 1.96m)

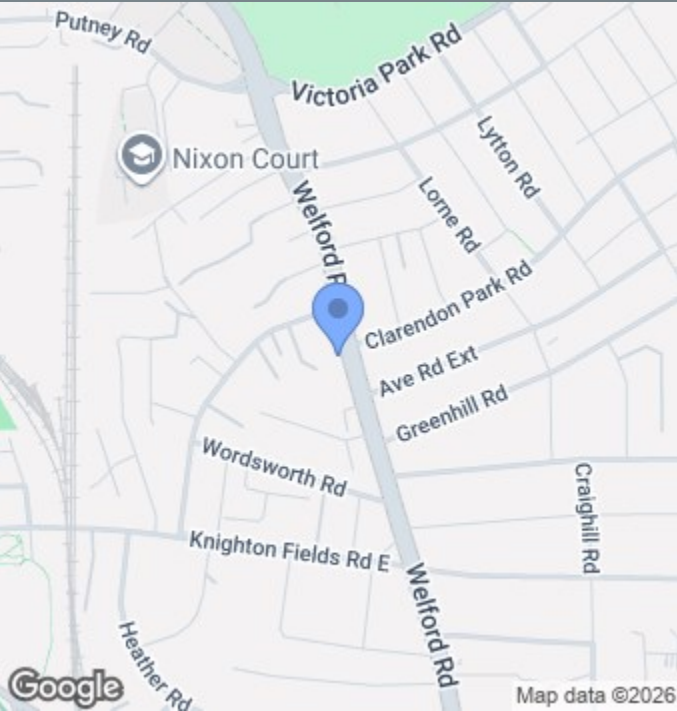


OVERVIEW

- Spacious Home
- Great Location
- No Onwatd Chain
- Lounge & Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Rear Garden
- Viewing Is Advised
- EER - tbc, Freehold, Tax Band -

LOCATION LOCATION....

Welford Road enjoys an enviable position close to the beautiful Victoria Park, one of Leicester's most iconic green spaces, making it an excellent location for those who appreciate both city living and outdoor recreation. The area offers a wonderful blend of period character, vibrant community life and outstanding convenience. Residents are within easy reach of an excellent selection of independent caf  s, restaurants, boutiques and everyday amenities along Queens Road and Allandale Road, while Leicester city centre is just a short distance away, offering extensive shopping, entertainment and cultural attractions. Families benefit from a choice of highly regarded schools, alongside the nearby University of Leicester and Leicester Royal Infirmary, making the area particularly popular with professionals and academics. Victoria Park provides acres of open parkland, sports facilities and picturesque walking routes, while the neighbouring University of Leicester Botanic Garden and New Walk offer further opportunities to enjoy the outdoors. For commuters, Welford Road is exceptionally well connected, with regular bus services, Leicester railway station within easy reach, and excellent access to the A6 and surrounding road networks. Combining elegant surroundings, vibrant local amenities and outstanding connectivity, this is one of Leicester's most desirable places to call home.



THE INSIDE STORY

Occupying a sought-after location, this spacious Victorian palisaded villa is offered to the market with no upward chain, presenting a wonderful opportunity for buyers looking to create a home tailored to their own taste & style. Retaining character features & generous proportions throughout, the property provides an excellent canvas with fantastic potential. The lounge is a welcoming space, beautifully enhanced by a bay window that fills the room with natural light, making it the perfect place to relax at the end of the day. To the rear, the separate dining room enjoys a outlook over the garden, providing an ideal setting for family meals, entertaining friends or special occasions. The kitchen offers ample scope to create a stylish culinary space, with the opportunity to design a layout that perfectly suits modern living while complementing the character of the home. To the first floor, the landing leads to two generous bedrooms, with the principal bedroom benefiting from fitted wardrobes, providing excellent storage. Completing the accommodation is a spacious bathroom fitted with a four-piece suite, offering plenty of room for busy mornings or a relaxing soak after a long day. Outside, the rear garden provides a private outdoor space with excellent potential to create a beautiful retreat for relaxing, entertaining or gardening enthusiasts. While the property would benefit from some cosmetic updating, it has been well cared for over the years and offers an exciting opportunity to add value and create a truly individual home. Combining period charm, spacious accommodation and a highly desirable location, this is a property with endless possibilities.

