



Connells

Telford Way
Leicester



Property Description

****INVESTMENT OPPORTUNITY****

Connells are delighted to present this two-bedroom mid-terrace property, ideally situated in a popular residential area of Leicester. Offering well-balanced accommodation throughout, the home features a spacious lounge, fitted kitchen, two good-sized bedrooms, and a family bathroom.

Externally, the property benefits from a private rear garden. Conveniently located close to local schools, shops, supermarkets, and excellent transport links, the property is perfectly suited to first-time buyers, small families, or investors.

This property represents a fantastic opportunity for buyers looking to step onto the property ladder or expand their investment portfolio.

Early viewing is highly recommended to fully appreciate the accommodation and potential this home has to offer.

Porch

A useful entrance porch with UPVC double-glazed front door and surrounding windows, allowing plenty of natural light.

Living Room

A bright and spacious living room featuring a large front-facing double-glazed window. The room benefits from neutral décor, wood-effect flooring, an attractive feature fireplace

Kitchen/Dining

A spacious open-plan kitchen/dining room providing ample space for both cooking and dining. The kitchen is fitted with a range of wall and base units, work surfaces, sink and drainer, and space for appliances. The dining area offers plenty of room for a family dining table. With stairs rising to the first floor and access to the rear of the property, this versatile space offers excellent potential for modernisation and personalisation.

First Floor Landing

Bedroom One

A generous double bedroom benefiting from a large double-glazed window allowing plenty of natural light. The room offers ample space for a double bed and additional bedroom furniture

Bedroom Two

A well-proportioned second bedroom featuring a double-glazed window. Offering space for a bed, wardrobe, and additional furnishings, this versatile room is ideal as a guest bedroom, children's room, home office, or study.

Bathroom

A three-piece family bathroom comprising a panelled bath with electric shower over, low-level WC, and pedestal wash hand basin. The room is complemented by modern wall coverings, a skylight allowing natural light to enter, and provides a practical space serving the first-floor accommodation.

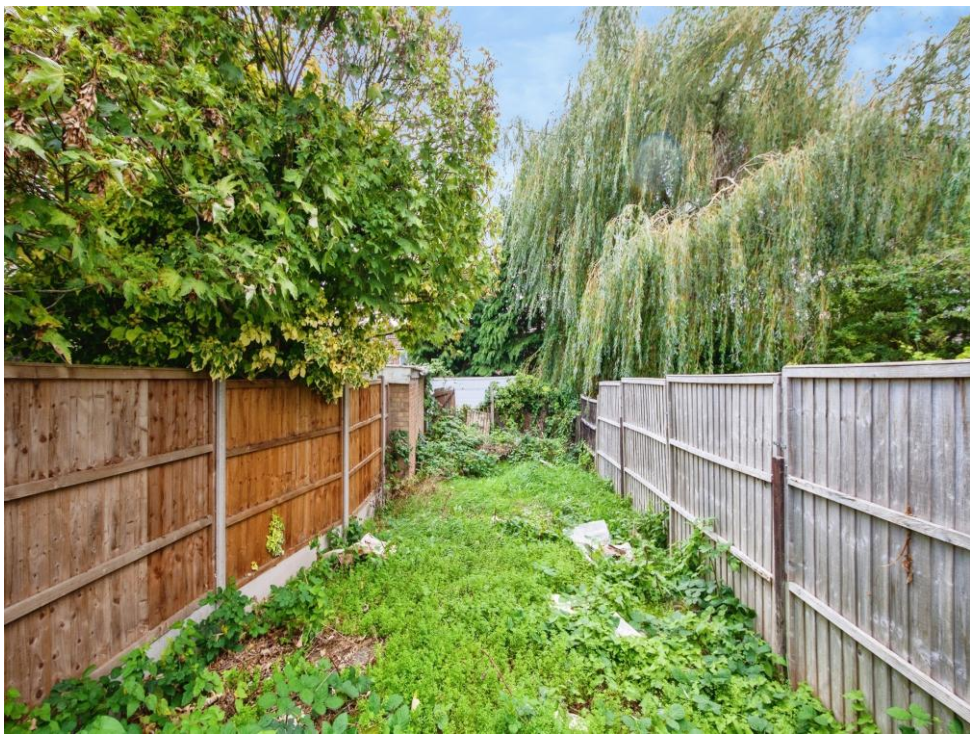
Outside

The property benefits from a generous rear garden, offering excellent potential for landscaping and outdoor enjoyment. Predominantly laid to lawn with mature trees and established boundary fencing, the garden provides a good degree of privacy and ample space for seating, entertaining, or family activities. A fantastic outdoor area with scope to create a personalised garden retreat.

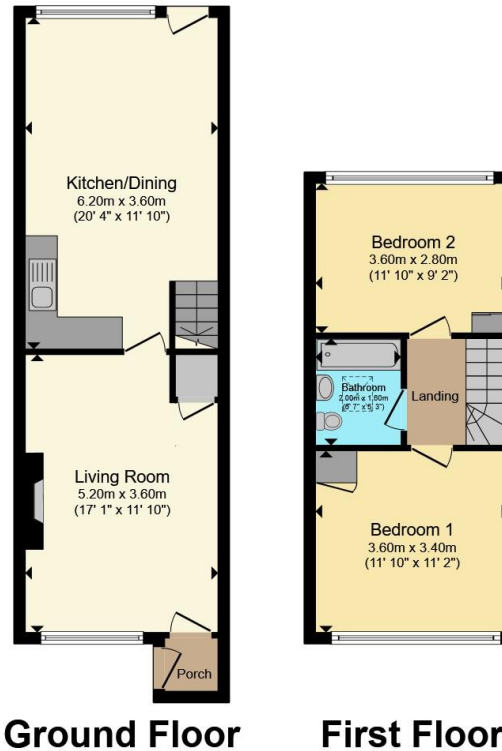
Buyer A.M.L. Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 72.7 m² (783 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

Connells

To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326689



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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