

FOR SALE

Ellesmere Road Leicester LE3 1BG



ASKING PRICE: £220,000

- A Well-Proportioned Semi-Detached House
- Located Near To Narborough Road & Fosse Park
- Gas Central Heating
- Requires Modernisation
- Entrance Hall, Lounge, Dining Room & Kitchen
- 3 Bedrooms, Bathroom & Separate WC
- Driveway With Off Road Parking & Rear Enclosed Garden



Location

This property is located on Ellesmere Road, which is near to Narborough Road and is approximately 2.5 miles away from Leicester City Centre. The property benefits from being in close proximity to Fosse Shopping Park, local schooling such as Fullhurst Community College, Folville Junior School, Meridian Leisure Park which comprises; restaurants, bowling alley, a cinema and much more. The property is well positioned for access to nearby motorway networks such as the M1.

Description

A three-bedroom semi-detached house offering well-proportioned accommodation, briefly comprising: an entrance hall, two reception rooms, a kitchen, three bedrooms, a family bathroom and a separate WC. Externally, the property benefits from a driveway providing parking for two vehicles, together with an enclosed rear garden. The property requires modernisation and benefits from gas central heating.

Accommodation

All measurements are approximate:

Entrance Hall

Door to side, stairs to first floor, airing cupboard, pendant light fitting, door to rear garden.

Reception Room - 11' 0" x 12' 4" (3.35m x 3.76m)

Window to front, gas fireplace, radiator, power points, pendant light fitting.

Reception Room - 13' 0" x 12' 4" (3.96m x 3.76m)

Window to front, electric fireplace, radiator, power points, pendant light fitting.

Kitchen - 7' 0" x 7' 0" (2.13m x 2.13m)

Window to rear, wall mounted units, base units and drawers, stainless steel sink, four burner gas hob with extractor fan over and tile splashback surrounds, electric oven, plumbing for washing machine, power points, pendant light fitting.

First Floor Landing

Access to loft, pendant light fitting.

Bedroom One - 13' 0" x 12' 4" (3.96m x 3.76m)

Window to front, radiator, power points, pendant light fitting.

Bedroom Two - 11' 0" x 12' 4" (3.35m x 3.76m)

Window to rear, radiator, power points, pendant light fitting.

Bedroom Three - 9' 4" x 9' 6" (2.84m x 2.89m)

Window to front, radiator, power points, pendant light fitting.

Bathroom - 5' 0" x 7' 0" (1.52m x 2.13m)

Window to rear, panelled bath with shower over, wash hand basin, tile splashback surrounds, radiator, pendant light fitting.

WC - 2' 9" x 4' 1" (0.84m x 1.24m)

Low level WC, pendant light fitting.

Outside

Front yard with off road parking for 2 vehicles. Rear enclosed garden with a private and sunny outlook.

Agents Note

These photos have been enhanced by AI.

Tenure

Freehold.

EPC

Pending.

Council Tax

The property falls within Band A.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

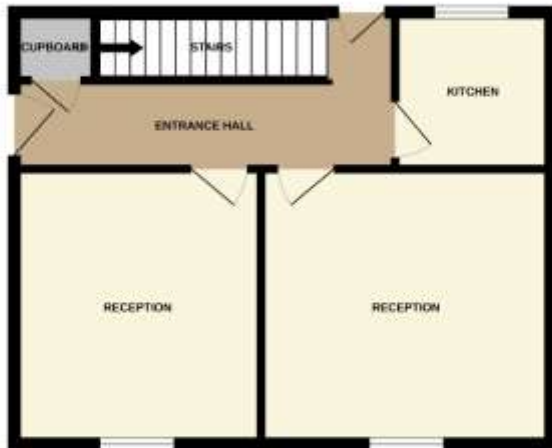
85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



GROUND FLOOR



1ST FLOOR



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REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
REGISTERED NUMBER: 5393795
VAT NUMBER: 856 0294 16

