



Connells

Trafford Road
Leicester

Trafford Road
Leicester LE5 4BL

for sale
£250,000



Property Description

****OFFERED FOR SALE CHAIN FREE****

Situated within a popular and well-established residential area of Leicester, this well-presented two-bedroom terraced property on Trafford Road offers an excellent opportunity for first-time buyers or growing families.

The accommodation is arranged over two floors and provides spacious and versatile living throughout. Upon entering the property, you are welcomed into a bright and inviting entrance hallway, leading through to a generous through lounge/diner, ideal for both relaxing and entertaining. The ground floor also benefits from a fitted kitchen with ample storage and worktop space, along with convenient access to the rear garden.

To the first floor, the property comprises two well-proportioned bedrooms, offering comfortable living arrangements, as well as a family bathroom suite.

Externally, the property benefits from a private rear garden, perfect for outdoor dining or family use, along with on-street parking available to the front.

Early viewing is highly recommended to appreciate the space, location, and potential this property has to offer. Contact us today to arrange your viewing.

Dining Room

A spacious and versatile dining area forming part of the through lounge, providing ample room for a family dining table and chairs, ideal for both everyday living and entertaining guests.

Lounge

A generously proportioned and well-presented lounge offering a bright and welcoming living space. Featuring ample room for a range of seating arrangements, this room is ideal for both everyday relaxation and entertaining. Large windows allow for plenty of natural light, creating an airy feel, while the open-plan layout flows seamlessly into the dining area, enhancing the sense of space and versatility.

Kitchen/Breakfast Room

A well-appointed kitchen/breakfast room fitted with a range of wall and base units, offering ample worktop space and storage, built in oven, hob & extractor hood, stainless steel sink unit and double glazed window overlooking the rear garden

First Floor Landing

Bedroom One

A spacious double bedroom offering a bright and comfortable retreat, with ample space for wardrobes and additional furnishings. Large windows allow for plenty of natural light, creating a pleasant and airy atmosphere.

Bedroom Two

A well-proportioned double bedroom offering comfortable accommodation, with space for essential furnishings and a window allowing plenty of natural light, creating a bright and airy feel.

Bathroom

A fitted family bathroom comprising a panelled bath with shower over, wash hand basin, and low-level WC. The room is finished with tiled walls and provides a practical and functional space for everyday use, heated towel rail and obscure glazed window

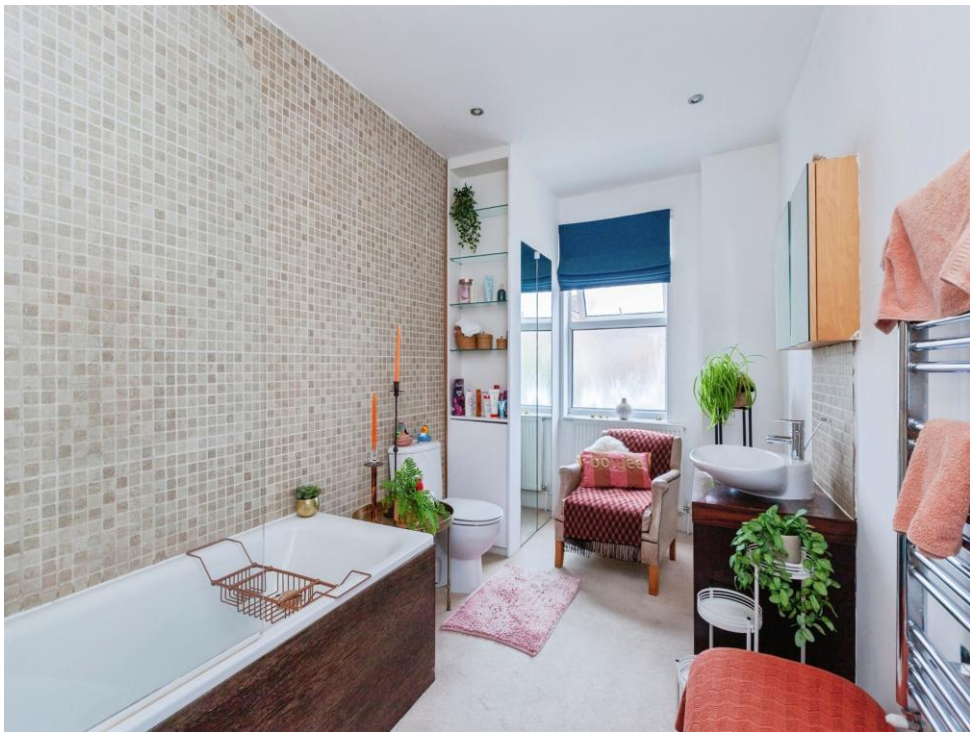
Outside

To the front of the property is a low-maintenance frontage with on-street parking available. The rear garden is privately enclosed, offering a practical outdoor space with a patio area, ideal for relaxing, outdoor dining, or family use.

Buyer A.M.L. Fees Apply

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 99.7 m² (1,073 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

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/LTR325861



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: LTR325861 - 0006