



Connells

Equity Road
Leicester



Property Description

Situated in the heart of the ever-popular Westcotes area, this charming terraced property offers an excellent opportunity for first-time buyers, families, or investors seeking a well-connected home close to Leicester's vibrant city centre. Equity Road is known for its strong community feel, convenient amenities, and excellent access to local transport links.

Equity Road sits within a multicultural and well-connected part of Leicester with excellent public transport, nearby schools, making it appealing for families and access to shops, eateries, and green spaces within walking distance.

Stepping through the front door, you are welcomed into a home that reflects the generous proportions and high ceilings characteristic of Leicester's Victorian terraces, two reception rooms offering flexible living and dining space, kitchen with access to the rear garden, three bedrooms and a family bathroom.

Whether you're looking to step onto the property ladder, expand your portfolio, or settle into a vibrant and convenient part of Leicester, this charming terrace offers outstanding potential and a lifestyle that continues to attract strong demand.

Entrance Hall

The hallway provides access to the main

reception rooms and staircase

Lounge

Double glazed window overlooking the front, radiator and carpet flooring

Dining Room

The dining room offers a versatile and well-proportioned space, ideal for both everyday meals and entertaining. The room comfortably accommodates a family-sized dining table, with additional space for storage or display furniture.

Kitchen

The kitchen is positioned to the rear of the property and offers a practical, well-organised space ideal for everyday cooking. Fitted with a range of base and wall units, it provides ample worktop surface and room for essential appliances. A window overlooking the garden brings in natural light, creating a bright and functional environment.

First Floor Landing

Bedroom One

A bright and generously sized double room positioned at the front of the property, benefiting from a large window that allows plenty of natural light to fill the space. Fitted with wardrobes, radiator and carpet flooring

Bedroom Two

A comfortable and well-proportioned double room positioned to the rear of the property, ideal second bedroom for guests or use as a home office

Bedroom Three

A well-presented single room positioned to the rear of the property, offering a bright and practical space ideal for use as a child's bedroom or home office

Wet Room

Wet-Room with shower, low level WC, wash hand basin, tiled walls, Vinyl flooring for easy maintenance and frosted glazed window providing natural light while maintaining privacy

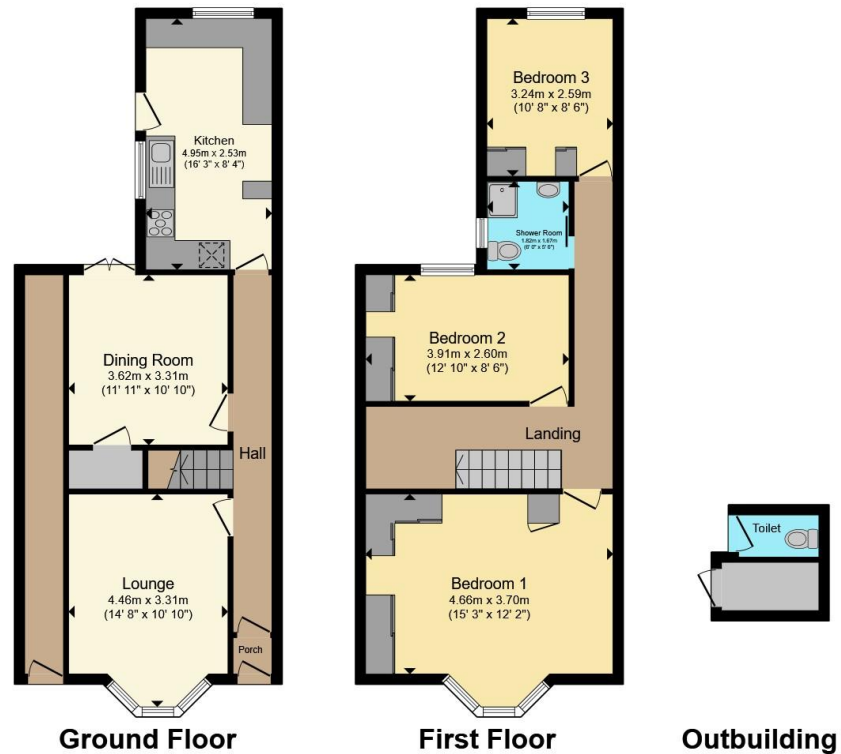
Outside

At the front, a small, low-maintenance forecourt and to the rear, the home benefits from a private, enclosed garden with brick boundary walls providing privacy and security. There is a shed for further storage and an outside WC.









Total floor area 115.9 m² (1,248 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



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: C Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LTR325948



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: LTR325948 - 0004