



Connells

Woodbridge Road
Leicester



Property Description

****Mid-Terraced Home with Excellent Potential for Customisation****

This three-bedroom mid-terraced home offers a fantastic opportunity for buyers looking to add their own style and create a home tailored to their taste.

To the ground floor, a handy entrance hall leads through to a spacious, bay-fronted living room, providing a bright and welcoming space. The kitchen offers good proportions and would benefit from modernisation, as would the bathroom, allowing for a full redesign to suit your needs. An internal hallway connects to a separate WC and a useful store room, offering additional practicality.

Upstairs, the property features three well-sized bedrooms, ideal for a family or those needing extra space for a home office or guest room.

Outside, there is on-street parking to the front and a low-maintenance rear garden, perfect for easy outdoor enjoyment. A shared entry access also serves the property.

Hall

A handy entrance hall offers access to the living room and has a staircase ascending to all three bedrooms.

Living Room

14' 2" x 10' 2" (4.32m x 3.10m)

Situated to the front aspect of the home, this bright and airy bay-fronted living room offers an inviting space filled with natural light. Featuring laminate flooring, it serves as the heart of the home.

Kitchen

8' 6" x 7' 7" (2.59m x 2.31m)

Fitted with a range of wall and base units, the kitchen offers ample storage and workspace. There is space for a cooker, along with plumbing for a washing machine and room for a fridge. A sink is positioned beneath a window overlooking the rear garden, and a door provides direct access to the garden for added convenience.

Bathroom

Ground floor bathroom situated to the rear aspect of the home requiring updates.

WC

An additional WC also serves the ground floor layout.

First Floor Landing

Carpeted landing with access to all three bedrooms and loft access which is insulated, not boarded.

Bedroom One

14' 10" x 9' 8" (4.52m x 2.95m)

Master bedroom situated to the front aspect of the home with carpet and fitted wardrobes.

Bedroom Two

10' 5" x 7' 3" (3.17m x 2.21m)

Double bedroom situated to the rear aspect of the home with carpet.

Bedroom Three

5' 3" x 2' 1" (1.60m x 0.64m)

Single bedroom situated to the rear aspect of the home with carpet and built-in wardrobe. Currently utilised as a study room.

Outside

A low maintenance rear garden with a shed and benefits from shared entry access. To the front is a drop kerb gated driveway with one allocated parking space and on-street parking.

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.









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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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