



Connells

Tyndale Street
Leicester



Property Description

A spacious and well-proportioned two-bedroom mid-terrace property situated in a convenient residential location close to local amenities, schools, and transport links. The accommodation comprises an entrance hall, comfortable lounge, separate dining room, fitted kitchen, two generously sized bedrooms, and a family bathroom.

Outside, the property benefits from a low-maintenance rear garden with a useful detached shed providing additional storage space. Offering versatile living accommodation throughout, this home is ideal for first-time buyers, investors, or those looking to downsize.

Early viewing is highly recommended to appreciate the accommodation on offer.

Hall

A welcoming entrance hallway providing access to the principal ground floor accommodation, featuring neutral décor and space for coats and footwear. The hall creates a bright first impression and offers a practical transition into the living areas of the home.

Living Room

A bright and spacious living room featuring wood-effect flooring, neutral décor. The room offers ample space for seating and furnishings, while the open layout leads

through to the rear accommodation. A useful under-stairs recess provides additional storage potential, making this a comfortable and practical reception room for everyday living.

Dining Room

A well-proportioned dining room offering ample space for a family dining table and additional furniture. Featuring wood-effect flooring, neutral décor, and a large window allowing plenty of natural light to fill the room. Conveniently positioned adjacent to the kitchen, this versatile space is ideal for both everyday dining and entertaining guests.

Kitchen

A fitted kitchen comprising a range of matching wall and base units with work surfaces over, incorporating a stainless steel sink and drainer and electric hob. The room benefits from space for additional appliances, a rear-facing window providing natural light, and a door offering direct access to the rear garden.

First Floor Landing

Bedroom One

A generous double bedroom featuring a large front-facing window that allows an abundance of natural light to flood the room. Benefiting from neutral décor and fitted carpeting, the room provides ample space for a double bed and additional bedroom furniture.

Bedroom Two

A well-proportioned second bedroom featuring a rear-facing window providing natural light and pleasant outlooks. Benefiting from neutral décor and fitted carpeting, the room offers space for a bed, wardrobes, and additional bedroom furniture. A versatile room suitable for use as a guest bedroom, children's room, or home office.

Bathroom

A spacious family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin, and low-level WC. The room benefits from a frosted rear window providing natural light and ventilation, along with practical flooring and partially tiled walls.

Outside

To the rear of the property is a low-maintenance enclosed courtyard garden, providing a private outdoor space. The garden benefits from paved seating areas and a useful brick-built shed offering excellent storage. Enclosed by boundary walls, the outdoor space is both practical and secure, requiring minimal upkeep throughout the year.

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.

Agents Notes:

Parking: On Street

Controlled parking zone: Yes

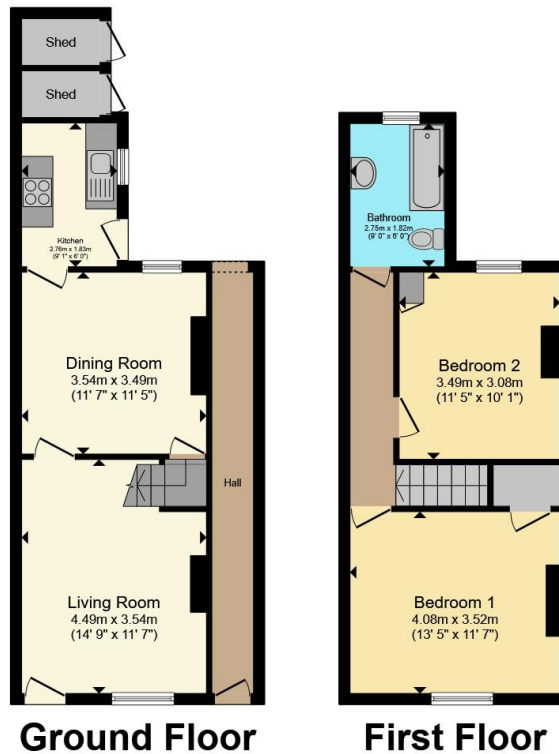
Parking permit cost: £35 per year

Dropped kerb access: No









Total floor area 81.8 m² (880 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

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

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326648



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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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