



Whittier Road

Leicester LE2 6LR

Offers in Excess of 170,000 No Upward Chain

Knightsbridge

ESTATE AGENTS & VALUERS

Located within an established residential suburb between Knighton Lane East and Saffron Lane, this three bedroom semi-detached family home is situated on a generous size plot. The property is in need of full modernisation yet provides scope for additional accommodation in the form of an extension to the side and/or rear or loft conversion providing fourth bedroom, subject to necessary consent. The accommodation includes an entrance hall, two reception rooms, kitchen and ground floor WC, first floor with three bedrooms and bathroom. Outside enjoys a front garden and a good size mature rear garden. Viewing is highly recommended to appreciate the generous plot on offer.

**The property is located for everyday amenities and services situated within Leicester City Centre, providing great access to the city centre itself, Fosse Retail Park and local leisure/recreational facilities, as well and being within minutes walk of renowned local schooling, together with Tudor Grange Samworth Academy.**





- Gas Central Heating, Double Glazing
- Entrance Hall, Two Reception Rooms, Kitchen
- Ground Floor WC
- First Floor with Three Bedrooms & Bathroom
- Front Garden, Good Size Mature Rear Garden
- In Need of Modernisation, Good Size Plot

**Entrance Hall**

Via uPVC double glazed door, with uPVC double glazed window to the side elevation, double glazed door to rear garden, built-in cupboard, stairs to first floor, radiator.

**Reception Room One 12' x 11'1"**

With uPVC double glazed window to the front elevation, gas fire (not tested) with surround and hearth, radiator.

**Reception Room Two 12'5" x 11'11"**

With uPVC double glazed window and French doors to the rear elevation, radiator.

**Kitchen 7'4" x 7'**

With uPVC double glazed window to the rear elevation, comprising: stainless steel sink, work surface.

**Ground Floor WC**

With WC.

**First Floor**

With access to the following rooms:

**Bedroom One 12' x 11'10"**

With uPVC double glazed window to the rear elevation, radiator.

**Bedroom Two 11'8" x 10'**

With uPVC double glazed window to the front elevation, radiator.

**Bedroom Three 9'1" x 8'8"**

With uPVC double glazed window to the front elevation, radiator.

**Bathroom 7'5" x 7'**

With uPVC double glazed window to the rear elevation, comprising: bath, wash hand basin.

**Front Garden**

A well maintained front garden with paved pathway to front door, gated access leading to:

**Rear Garden**

A good size rear garden with paved patio area, lawn, mature flowerbeds/shrubs to borders.



**IMPORTANT NOTE:** The floor plans are **NOT TO SCALE** and are intended to be used as a guide only. They should **NOT** be used for any other purpose. Similarly, the plans do not represent the décor of the property including the floor coverings, wall coverings, fixtures and fittings.

Energy Efficiency Rating	
Current Rating – D 62	Potential Rating – B 85

IMPORTANT NOTE: We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be relied upon as an accurate measurement. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to a purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & Valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property and/or its fixtures and fittings.