

Aston&Co
ESTATE & LETTING AGENTS

47 Myrtle Road

, Leicester, LE2 1FU

£225,000

4 1 2

Surprisingly spacious terraced house convenient for Leicester city centre, major transport links including motorways and Leicester Railway Station as well as local amenities.

- TERRACED HOUSE
- LEICESTER CITY LOCATION
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- 2 RECEPTION ROOMS
- 2 FIRST FLOOR BEDROOMS
- FAMILY BATHROOM
- 2 SECOND FLOOR BEDROOMS
- REAR GARDEN WITH BRICK AND TIMBER STORAGE SHEDS
- COUNCIL TAX BAND A EPC RATING TBC
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker







INTRODUCTION

.

An amazing opportunity has arisen to acquire this deceptively spacious, 4 bedroom family home which is suitable for the buyers own occupation or as an investment property.

Benefiting from uPVC double glazed windows and gas central the property would benefit from some improvements and refurbishments but has the potential for the buyer to create a comfortable spacious family home.

Located midway along a cul-de-sac with resident parking along one side and very convenient for the shops, eateries, schools, places of worship and other amenities on and around St Stephens Road and Evington Road in the heart of Leicester and having easy access to the city centre, Railway Station and motorway networks.

THE ACCOMMODATION

.

A gated entry is shared with the neighbouring property leading from the street to the rear garden.

Halfway down the entry, the front door allows access into the entrance hall which has doors into the downstairs rooms and a staircase rising to the first floor. Reception room 1 is a generously sized room with a window overlooking the front.

The second reception room is of a similar size with a window to the rear and a door leading into the kitchen. The kitchen is an enviable 15’5” long with a range of base and wall units and may benefit from an upgrade. At the end of the kitchen there is a door leading into a walk-in pantry.

The first floor landing provides access to 2 double bedrooms, one to the front and one overlooking the rear garden. A generously sized family bathroom completes the first floor accommodation.

A landing on the second floor proved access to 2 further bedrooms with dormer windows to the front and rear.

OUTSIDE

.

Outside, there is a larger than average garden for this kind of property and has a brick store attached to the rear of the house and a good sized timber shed.

.

.

An internal viewing of this property is highly recommended, please call Aston and Co Estate Agents to book a time slot.









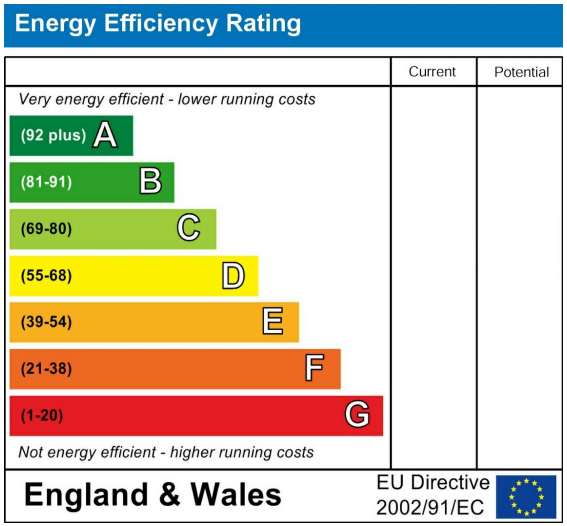
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ
Tel: 0116 2883872 Email: info@astonandco.co.uk https://astonandco.co.uk/