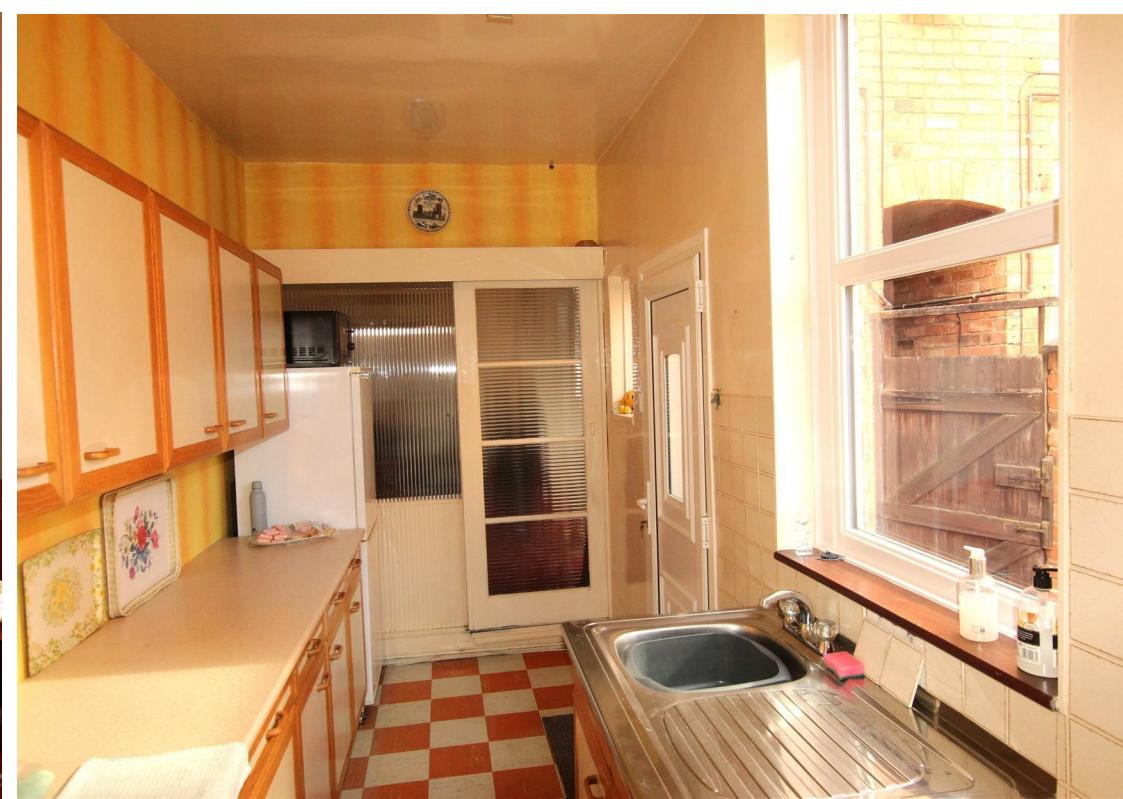




32 Wilmington Road  
West End, Leicester, LE3 1AT  
£170,000

Terraced home in the popular West End area of Leicester. uPVC double glazing & GCH, in need of some modernisation but convenient for the city centre, shops and amenities on Narborough Rd, schools and having good access to the motorways.

- TERRACED HOUSE
- 2 RECEPTION ROOMS
- LONG GALLEY KITCHEN
- 2 GOOD SIZED BEDROOMS
- SHOWER ROOM AND SEPARATE WC
- EXTRA BOX ROOM WITH SCOPE TO ENLARGE THE BATHROOM
- LOW MAINTAINANCE COURTYARD GARDEN
- GATED ENTRY
- COUNCIL TAX BAND A EPC RATING D
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



## INTRODUCTION

Benefiting from uPVC double glazing and gas central heating, but in need of some modernisation this spacious 2 bedroom terraced family home represents an incredible opportunity for a first time buyer or an investor to acquire a competitively priced property with scope for improvement. Convenient for Fullhurst Community College, the shops, bars and restaurants along Narborough Road and having easy access to The City Centre, Fosse Retail Park and the motorway networks, the property has a lockable gated entry to the courtyard garden to the rear and briefly comprises: 2 spacious reception rooms and a long galley kitchen to the ground floor. A staircase rising to the first floor where there are 2 good sized bedrooms, a passaged landing leading to a separate wc, a bathroom and a small box room off, housing the central heating boiler.

## THE ACCOMMODATION

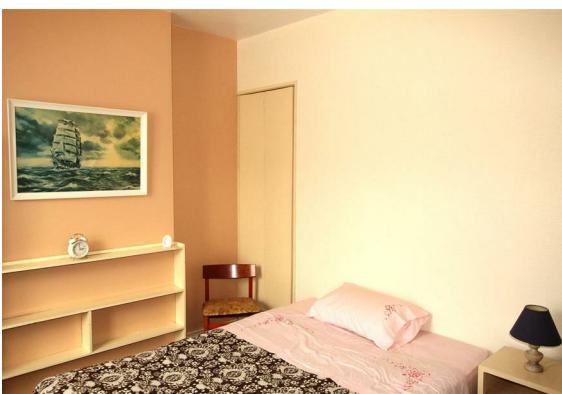
With lots of scope for improvement and modernisation, this generously sized family home is located in the popular West End area of the city, having easy access to the city centre, Fosse Park and the motorways, and all of the shops, bars and eateries along Narborough Road with public transport routes nearby.

The front door leads directly into the first of two reception rooms having a gas fire and a window to the front. A door leads through to reception rooms two to the rear, also having a gas fire, a window to the rear and a glazed sliding door into the kitchen. A door opens to the stairs which rise to the first floor with a cupboard under. The kitchen is a long galley kitchen fitted with base and wall units, a floor to ceiling larder cupboard, two windows to the side and a door leading into the garden.

The upstairs has slightly more floorspace as the first floor extends part way across the entry. Bedroom one to the front is a large room with an over-stairs cupboard, ample space for a large double bed and accompanying furniture. A passaged landing leads to bedroom two, a slightly smaller room but still able to accommodate a double bedroom suite with a window to the rear. Also off the passage there is a separate wc and the family shower room. This room has been re-fitted with a sink and walk-in shower enclosure and a window to the side. At the end of the shower room there is a small box room housing the Worcester Bosch boiler and a window to the rear. This provides scope to remove the dividing wall to make a large bath/shower room with a second toilet.

## OUTSIDE

A lockable gated entry leads from the street to the rear courtyard garden. The rear garden has been paved over 3 levels



## Floor Plan



## Viewing

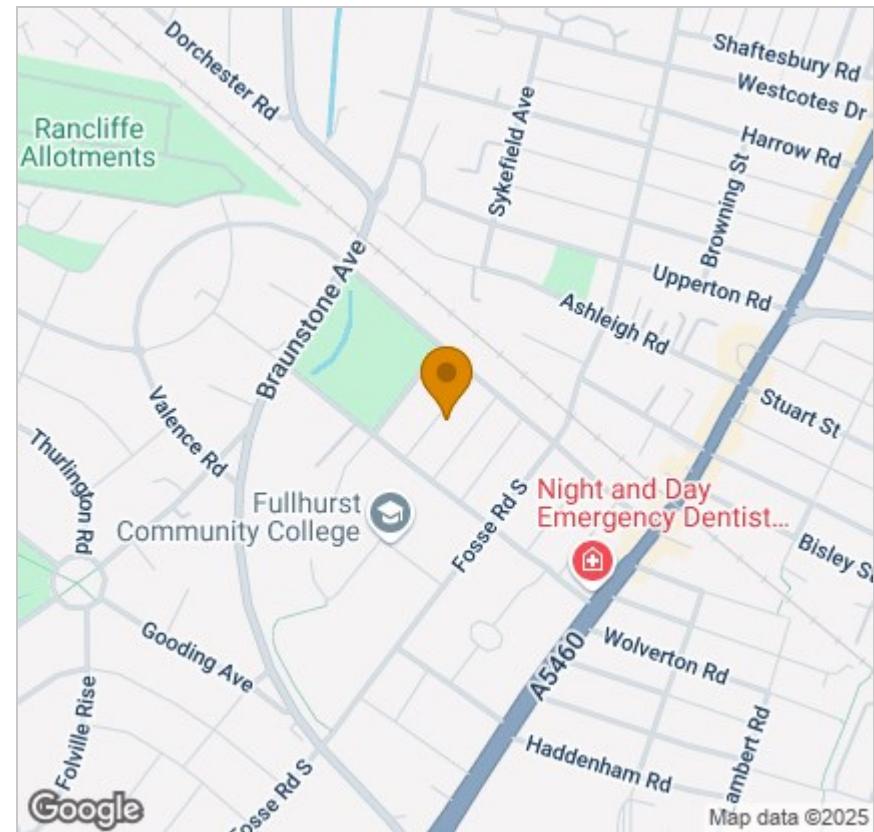
Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

