

phillips george

sales & lettings



Sweetbriar Road, West End

Leicester, LE3 1AP

£280,000

Property Features

- Period Villa
- Four Bedrooms
- Bathroom & Shower Room
- Entrance Hall
- On Street Parking
- Courtyard Style Rear Garden
- Convenient For Amenities
- Well Presented Throughout
- Two Reception Rooms



Full Description

SUMMARY

Nestled in the heart of the West End of Leicester, this Three Storey Villa Town House offers versatile accommodation and usage. The property would make an impressive family home, or having retained the original layout has the potential of six lettable bedrooms spread over three floors. Being situated outside the Article 4 area of the city and therefore not subject to Article 4 planning restrictions, the well presented property is an ideal investment opportunity. The accommodation comprises briefly of entrance hallway, lounge, dining room, large kitchen and diner, stairs rising to first floor with three bedrooms, shower room, further stairs rising to third floor with bedroom and separate ensuite shower with courtyard style rear garden. Internal inspection comes highly recommended.

PORCH

With wood panelling and coving to the ceiling.

ENTRANCE HALL

With under stairs storage cupboard and stairs off to the first floor.

LOUNGE

12' 6" plus bay 11' 2" max (3.81m x 3.4m)

With fireplace, coving to the ceiling, picture rail, wood floor, bay window to the front elevation and radiator.

DINING ROOM

13' 2" max x 11' 7" max (4.01m x 3.53m)

With fireplace, coving to the ceiling, doors to the rear garden and radiator.

KITCHEN/DINER

17' 10" x 8' 2" (5.44m x 2.49m)

Comprising base and wall mounted units with



complementary work surfaces, tiled splash backs, sink unit with drainer, built in oven, grill and gas hob, plumbing for washing machine, built in dishwasher, cupboard housing the boiler, tiled floor, bay window to the side elevation, door to the rear garden and window to the side elevation.

LANDING

With access to the loft, stairs off to the second floor, window to the side elevation and radiator.



BEDROOM

14' 1" plus wardrobes x 12' 5" plus bay (4.29m x 3.78m)

With a selection of built in wardrobes, bay window to the front elevation with window seat and a feature radiator.

BEDROOM

13' 1" max x 11' 6" max (3.99m x 3.51m)

With built in wardrobe, laminate floor, radiator and window to the rear elevation.



BEDROOM

10' 5" x 8' 3" (3.18m x 2.51m)

With window to the rear elevation and radiator.

BATHROOM

6' 11" x 5' 4" (2.11m x 1.63m)

Comprising panelled bath with shower over, vanity wash hand basin, low flush w.c., tiled splash backs, heated towel rail and window to the side elevation.

LANDING

BEDROOM

22' 2" max x 14' 11" max (6.76m x 4.55m)

With window to the front elevation, Velux window to the rear elevation and radiator.



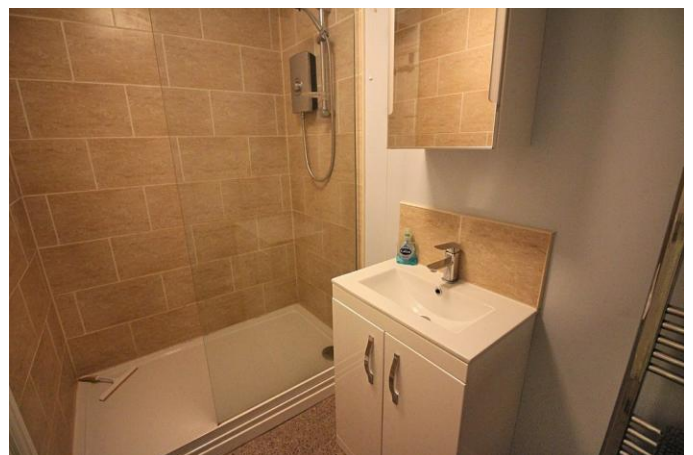
SHOWER ROOM

8' 7" x 4' 6" (2.62m x 1.37m)

Comprising double walk in shower, vanity wash hand basin, low flush w.c., extractor fan, tiled splash backs and heated towel rail.

OUTSIDE

The rear of the property is set out in a courtyard style with raised flower beds, outside tap, brick store, wooden shed, gated side access and a walled surround.



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			81
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

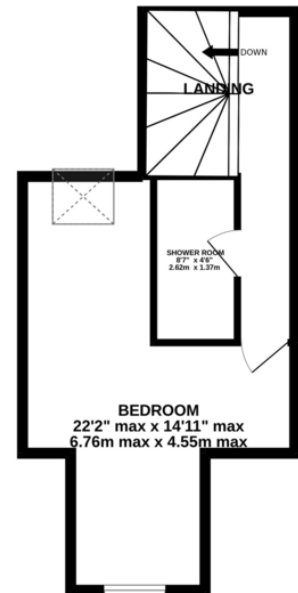
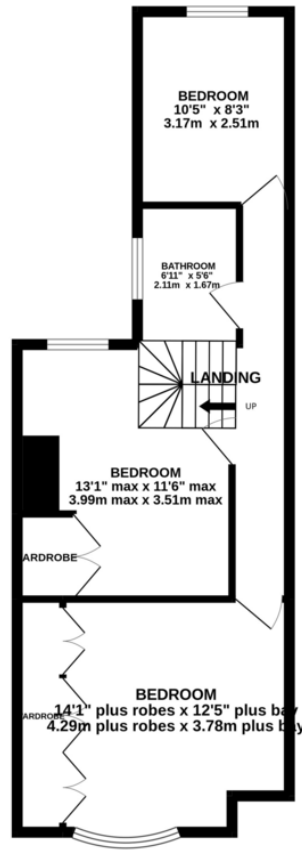
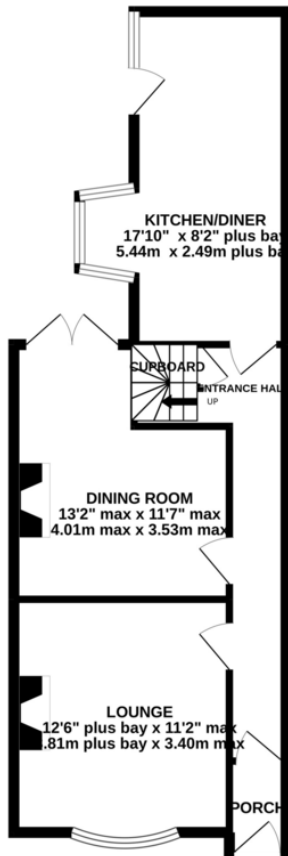


Floorplan

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.

1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.

2ND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



FLOOR PLAN BY PHILLIPS GEORGE

TOTAL FLOOR AREA: 1392 sq.ft. (129.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

phillips george | sales & lettings

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

46 Long Street, Wigston,
Leicestershire, LE18 2AH

info@phillipsgeorge.co.uk
0116 216 8178

