

**FOR SALE**

2 Bed Mid Terraced House in Hopefield Road, Leicester, LE3 2BJ

**Offers Over £200,000**



## PROPERTY FEATURES

- Spacious Period Home
- A Wealth Of Period Features
- Re-Fitted Kitchen
- Two Double Bedrooms
- Ideal FTB Or Investment
- Four Piece Bathroom
- Landscaped Rear Garden
- Immaculately Presented
- Close To Amenities
- Fully Refurbished Throughout

## FULL DESCRIPTION

### SUMMARY

A beautiful example of a fully refurbished and immaculately presented period home situated in the ever popular West End within walking distance of an abundance of amenities, transport links and schools. This stunning property retains many period features, benefitting from a new kitchen, bathroom and landscaped garden. The accommodation briefly comprises: Lounge, dining room, kitchen, two spacious double bedrooms and stylish four piece bathroom. Outside there is a handy utility area, store and fully enclosed low maintenance garden.

### LOUNGE

13' 3" x 11' 6" (4.04m x 3.51m) Accessed via front door. High ceilings. Bay window to front aspect with wooden shutters. TV and telephone point. Gas feature fireplace with wooden surround. Radiator. Door through to:

### DINING ROOM

11' 10" x 11' 6" (3.61m x 3.51m) Access to under stairs storage fitted with shelving. Door into: Kitchen. Window with wooden shutters to rear aspect. Decorative feature fireplace. Exposed wooden floorboards. Door to: Stairs. Radiator.

### KITCHEN

16' 4" x 6' 1" (4.98m x 1.85m) Having been recently re-fitted with upper, lower and full length cabinets with a wooden worktop over. There is a sink with drainer, single fan assisted oven, induction hob, extractor, fully integral fridge/freezer and dishwasher. There is a window with wooden shutter to the side aspect. Door out to: Rear garden. LVT flooring. Radiator.



# Phillips George



## LANDING

Doors off to: Rooms. Loft hatch access.

## BEDROOM ONE

13' 8" x 11' 6" (4.17m x 3.51m) Bay window to front aspect with wooden shutters. TV point. Exposed floorboards. Radiator.

## BEDROOM TWO

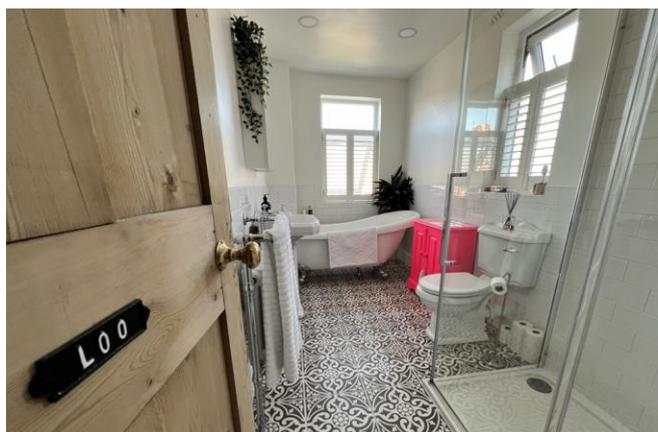
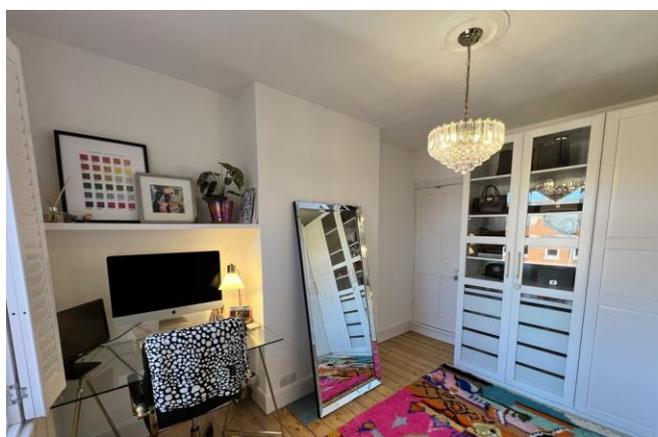
11' 11" x 10' 4" (3.63m x 3.15m) Window with wooden shutters to rear aspect. Exposed wooden floorboards. Built-in storage cupboard. Radiator.

## BATHROOM

12' 5" x 6' 1" (3.78m x 1.85m) Having been recently re-fitted this four piece bathroom suite comprises: Double walk-in shower, freestanding roll top bath, low level WC and wash hand basin. Feature 'Metro' style wall tiling and patterned floor tiling. Windows to side and rear aspect with fitted wooden shutters. LED lighting. Extractor. Radiator.

## OUTSIDE

To the front of the property is an enclosed, low maintenance courtyard providing access to the front door. Side gated pedestrian access to the rear. The rear garden is fully enclosed and has been fully landscaped. There are low maintenance gravel areas, a wooden pergola and deck ideal for outdoor entertaining. The garden also benefits from a handy utility room with plumbing for a washing machine and space for an additional appliance, with a further brick-built store, an outdoor tap and electrical socket.

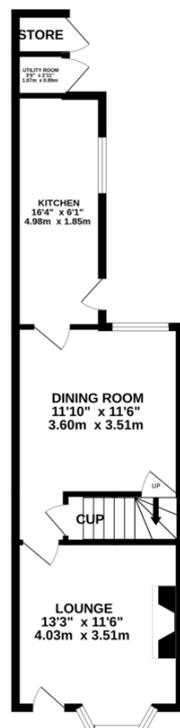




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



GROUND FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



**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.

