



**Connells**

Twickenham Road  
Leicester



## Property Description

Eyres Monsell is located in the South West corner of Leicester. This sought after location boasts two primary schools, a selection of shops and takeaways, two large parks with play and gym equipment, churches and doctors surgeries, public house and is served by regular bus links to the city centre and has everything you need for convenient living.

This extended mid-terrace property benefits from three first floor bedrooms and an extra downstairs bedroom and shower room. The property is well presented and viewing is recommended,

## Entrance Hall

With a door to the front of the property.

## Lounge

With a double glazed window to the front of the property, under stairs cupboard and central heating radiator.

## Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, gas oven and hob with cooker hood over, central heating radiator and window to the rear of the property.

## Downstairs Bedroom

With a double glazed window to the rear of the property and central heating radiator.

## Downstairs Shower Room

There is a shower cubicle, wash hand basin, wc, central heating radiator and window.

## First Floor Landing

With stairs rising from the ground floor and loft access.

## Bedroom One

With a double glazed window to the front of the property and central heating radiator.

## Bedroom Two

With a double glazed window to the rear of the property and central heating radiator.

## Bedroom Three

With a double glazed window to the front of the property and central heating radiator.

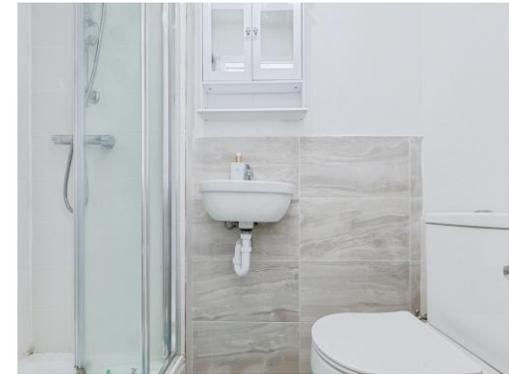
## Family Shower Room

There is a shower cubicle, wash hand basin, wc, partly tiled walls, central heating radiator and double glazed window to the rear of the property.

## Outside

At the front of the property there is a driveway providing off road parking.

The rear garden has a paved patio area, lawn, gravelled area and timber fenced borders.









Total floor area 100.6 m<sup>2</sup> (1,082 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/BLA308994](http://connells.co.uk/Property/BLA308994)**

**directions to this property:**

Proceed out of Blaby along Leicester Road and at the roundabout continue ahead towards the city centre. At the traffic lights continue ahead towards Glen Parva and turn right onto Hillsborough Road. Turn right onto Featherstone Drive then left onto Monmouth Drive and left again onto Twickenham Road where the property is located.

EPC Rating: B Council Tax Band: A

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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