



51 Durban Road

Thurcaston Park, Leicester, , LE4 2LZ

Offers In Region Of £155,000

Property Features

- GENEROUS DRIVEWAY
- POTENTIAL DEVELOPMENT S.T.P.P.
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- MODERN BATHROOM
- LOUNGE DINER
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Full Description

This BEAUTIFUL END TOWN HOUSE lies on a popular estate, OVERLOOKING PARKLAND to rear. Internally there are TWO DOUBLE BEDROOMS, modern bathroom, modern fitted kitchen and a LIGHT AND AIRY LOUNGE with French doors opening out into the garden. Outside there is a good sized private garden to the rear, and to the front and side is a GENEROUS DRIVEWAY providing off road parking and giving potential for further development s.t.p.p.

ENTRANCE HALL

PVCu double glazed door into entrance hall with stairs off to first floor, radiator and doors to kitchen and lounge diner.

KITCHEN

9' 10" x 7' 6" max. (3m x 2.29m)

Fitted with a modern range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, built in gas hob, integrated extractor fan, space for fridge freezer, under-counter space and plumbing for dishwasher, under-counter space and plumbing for washing machine and PVC double glazed window to front elevation.

LOUNGE DINER

14' 0" x 11' 9" (4.27m x 3.58m)

Radiator and PVCu double glazed French doors to rear elevation leading out into the garden.

LANDING

Access to loft and doors to both bedrooms and bathroom.

BEDROOM ONE

11' 9" x 8' 9" (3.58m x 2.67m)

PVCu double glazed window to rear elevation and radiator.



BEDROOM TWO

9' 6" to wardrobes x 8' 5" (2.9m x 2.57m)

PVCu double glazed window to front elevation, built in storage cupboard, cupboard housing combi-boiler and radiator.



BATHROOM

Fitted with a modern three piece suite comprising close coupled W.C., pedestal wash hand basin and bath with shower screen and shower over, tiled flooring, radiator and PVCu double glazed window to side elevation.



OUTSIDE

To the front of the property is a lawn garden and to the side of the property is a generous tarmac driveway providing off road parking and giving potential for further development s.t.p.p. To the rear of the property is a mainly lawn garden with block paved patio area, shed with power and light included, all enclosed by wooden fencing.

GENERAL NOTES

Viewing Arrangements

Please contact Clare, Stef and Hannah to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

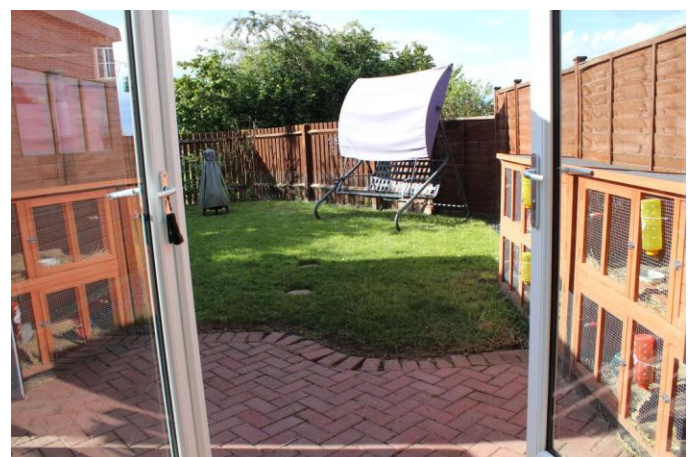


Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.



General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.



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