



Fothergill Wyatt  
Estate Agents and Chartered Surveyors

44 Francis Street,  
Leicester, LE2 2BD





A stylish Victorian terrace property located on the highly desirable Francis Street, known for its renowned shopping boutiques in Stoneygate. This property would make an ideal first time purchase or investment opportunity due to its convenient location for the University of Leicester, local hospitals and the City Centre. Offered with recently installed uPVC double glazing and gas central heating, the accommodation comprises of both front and rear reception rooms, charming kitchen with additional utility room, two double bedrooms and renovated bathroom. Offered with no upward chain.

- Stylish Terrace Property
- Two Bedrooms
- Large Living Space
- Utility Room
- Modernised Bathroom
- Stoneygate
- No Upward Chain

### Front Reception Room

12'0" x 11'3" (3.67m x 3.44m)

Accessed via timber front door with glazed insert, ceiling light point, uPVC double glazed window to front elevation, picture rail, radiator, cupboard housing meters and timber door leading:

### Living Room

11'6" x 11'8" (3.52m x 3.56m)

Ceiling light point, uPVC double glazed window to rear elevation, understair storage cupboard, radiator, TV point, uPVC double glazed patio door to rear garden and stairs leading to first floor.

### Kitchen

6'2" x 9'10" (1.90m x 3.02m)

Ceiling spotlights, uPVC double glazed window to side elevation, stylish fitted base units with space for range cooker with extractor hood over and stainless steel splashbacks, worktops with inset stainless steel sink and drainer with mixer tap over, metro brick tiling, original floorboards and opening to:

### Utility Room/WC

5'7" x 6'5" (1.72m x 1.97m)

Ceiling light point, timber door to rear garden, space for fridge freezer, wall and base units with space and plumbing for washing machine, worktops, tiled splashbacks, low flush WC, radiator and laminate flooring.





### **Bedroom One**

11'10" x 11'4" (3.62m x 3.47m)

Ceiling light point, uPVC double glazed window to front elevation, radiator and original feature cast iron fireplace with cast iron surround and mantle.

### **Bedroom Two**

8'9" x 11'5" (2.68m x 3.50m)

Ceiling light point, uPVC double glazed window to rear elevation, radiator and built in storage cupboard/wardrobe and a feature fireplace with white painted wooden mantle and surround.

### **Bathroom**

6'3" x 10'2" (1.91m x 3.12m)

Ceiling light point, obscure double glazed uPVC window to rear elevation, large walk in shower with both rain and handheld heads, tiled surround, glass screen and ceramic tray, low flush WC, large wash hand basin with vanity storage unit and splashback, feature exposed plaster wall, cupboard housing Worcester Bosch combi boiler and tiled flooring.

### **Outside**

To the rear of the property is a charming South East facing rear yard with a paved patio providing an al-fresco dining space and a gate allowing access to the rear alleyway.

### **Directional Note**

Leaving the City Centre take the A6 London Road. Continue beyond the Victoria Park Roundabout remaining on the London Road. Turn left onto Stoughton Road at the cross road traffic lights then take the third left onto Allandale Road and then turn right onto Francis Street where the property can be found on the right hand side as indicated by the agents For Sale board.

### **Viewings**

Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 270 5900.

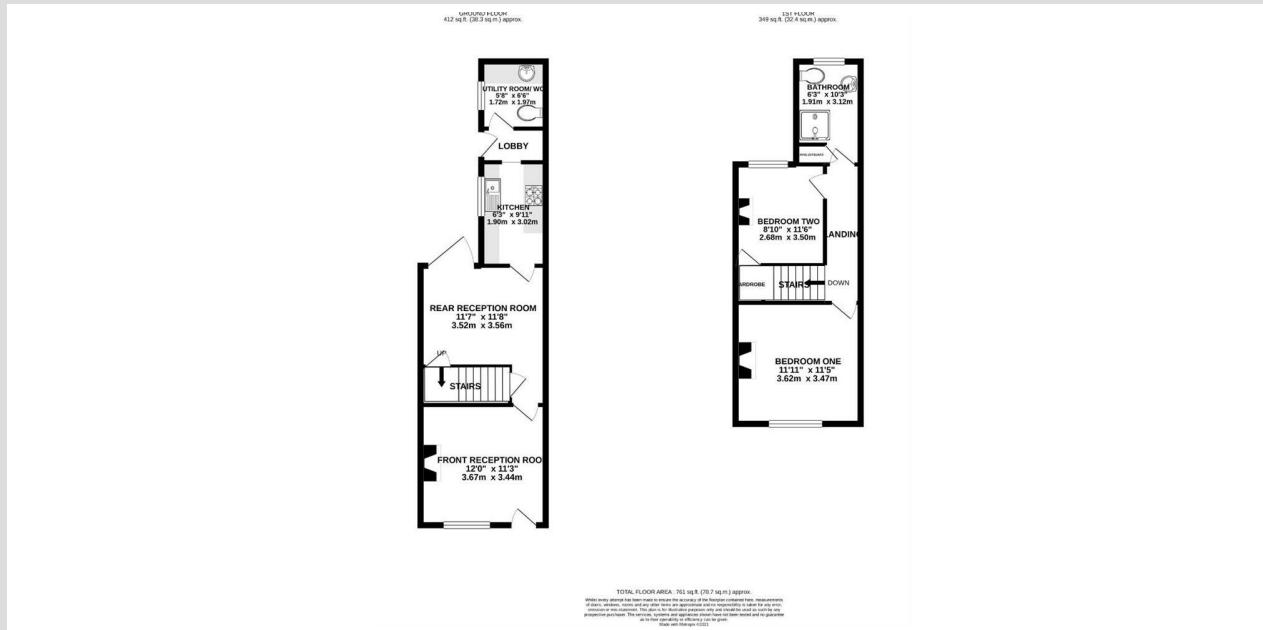
Alternatively, further details can be found on the website and you can register with us at [www.fothergillwyatt.com](http://www.fothergillwyatt.com)

### **Directions**

SAT NAV: LE2 2BD



## Floorplans & EPC



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |



