£245,000

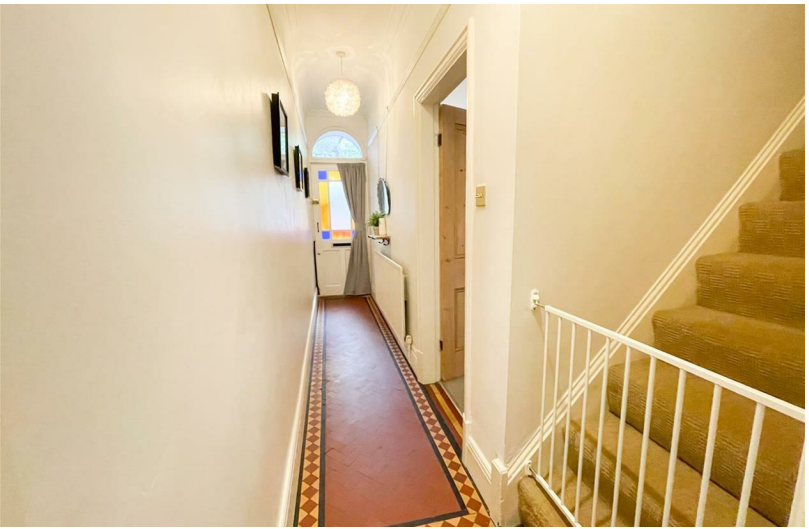
SWEETBRIAR ROAD, LEICESTER

RHODE GROUP

This charming Victorian townhouse is conveniently located in Westcotes just a few moments from the city centre. This home is offered for sale with NO ONWARD CHAIN. The property has been beautifully maintained throughout and it retains many of its original period features. To the ground floor it offers two generous reception rooms and fitted kitchen, upstairs there are two well-proportioned double bedrooms and contemporary bathroom as well as a third smaller bedroom. There is a courtyard to the rear with two outbuildings.

Approach from Sweetbriar Road a treelined street close to the city centre. To the front of the accommodation is a gravelled area behind a picket fence with a pathway leading to the front door, with charming arched canopy overhead. Enter through timber glazed door into the entrance hallway which benefits from original tiled flooring, ceiling archway, coving to ceiling, high skirting boards, radiator, ceiling light, stairs rising to the first-floor landing and doors give access to lounge and dining room. The lounge has a wooden framed double glazed bay window overlooking the front elevation, coving to ceiling, picture rail, high skirting boards, high ceiling, radiator, feature fireplace with cast iron surround and tiled hearth, stripped floorboards, built in meter cupboard, ceiling light, television point and modern decoration. The rear reception room is in use as a dining room and has wooden framed double glazed double doors opening

out into the courtyard, coving to ceiling, picture rail, open fireplace, laminate flooring, ceiling light, radiator, understairs storage cupboard, built in cupboard, modern decoration and a wooden door giving access to the kitchen. This modern Kitchen is fitted with a range of wall mounted and base units with work surfaces over, integrated oven with stainless steel four ring gas hob and extractor fan over, stainless steel sink, tiled splashbacks, wood laminate effect flooring, plumbing for washing machine, space for fridge freezer, ceiling light, high skirting boards, high ceiling, a double glazed window overlooking the side elevation and a wooden framed double glazed door providing access into the courtyard.

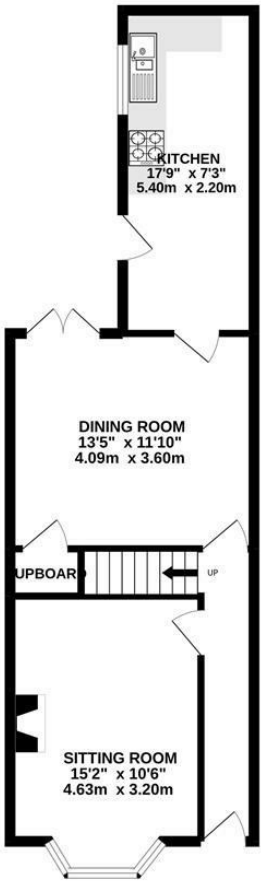


Stairs rise from the entrance hallway to the first galleried landing which benefits from a picture rail, carpet flooring, high skirting boards, ceiling light, two glazed loft hatches, storage cupboard and wooden doors gives access to three bedrooms and the bathroom. Bedroom one is located the front and is a generous double, with a wooden framed double glazed bay window overlooking the front elevation, built in wardrobe, cast iron fireplace, picture rail, high skirting boards, high ceiling, carpet flooring and a radiator. Bedroom two is also a generous double, with a wooden framed double glazed window overlooking the rear elevation, high skirting

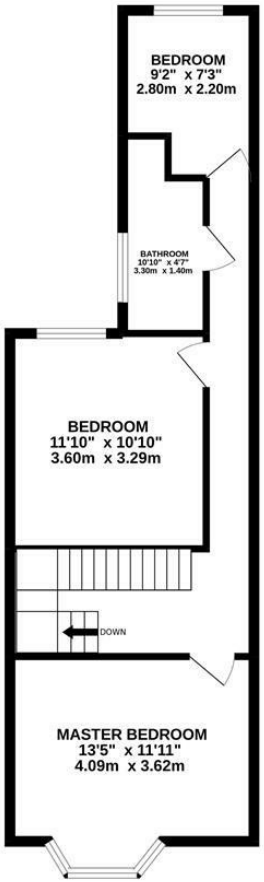
boards, high ceiling, ceiling light, picture rail, cast iron fireplace, stripped floorboards and modern decoration. Bedroom three is located at the rear, with a UPVC double glazed obscure window overlooking the rear elevation, radiator, picture rail, carpet flooring, high skirting boards, high ceilings and modern decoration. Bathroom With a low level WC, pedestal wash hand basin with hot and cold tap, panelled bath with tiled splashbacks and shower over with sliding shower cover, extractor fan, tiled flooring and a UPVC double glazed window overlooking the side elevation.

To the rear of this property there is a paved courtyard with brick retaining walls, there are two outbuildings ideal for extra storage. The garden benefits from a South Easterly aspect making it an excellent place to entertain family and friends in the summer months. There is external access via a timber gate from the rear garden to the front of the property via a communal alley way.

GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.3 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