



## Sturdee Road, Leicester

- Refurbishment needed
- Great investor project
- Extended dining room
- Shower room on first floor
- Kitchen

- Ideal for first-time buyers
- Living room
- Two double bedrooms
- Convenient city access
- No upward chain

**£150,000**

**Tenure: Freehold**

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# Sturdee Road, Leicester

## DESCRIPTION

This end terrace house presents an exciting opportunity for those looking to embark on a renovation project. With two reception rooms, two double bedrooms, and a shower room on the first floor, the property offers a solid foundation for transformation. The living room, kitchen, and extended dining room provide ample space for modern living, while the enclosed garden at the rear offers potential for outdoor enjoyment and the possibility of creating off-road parking to the front.

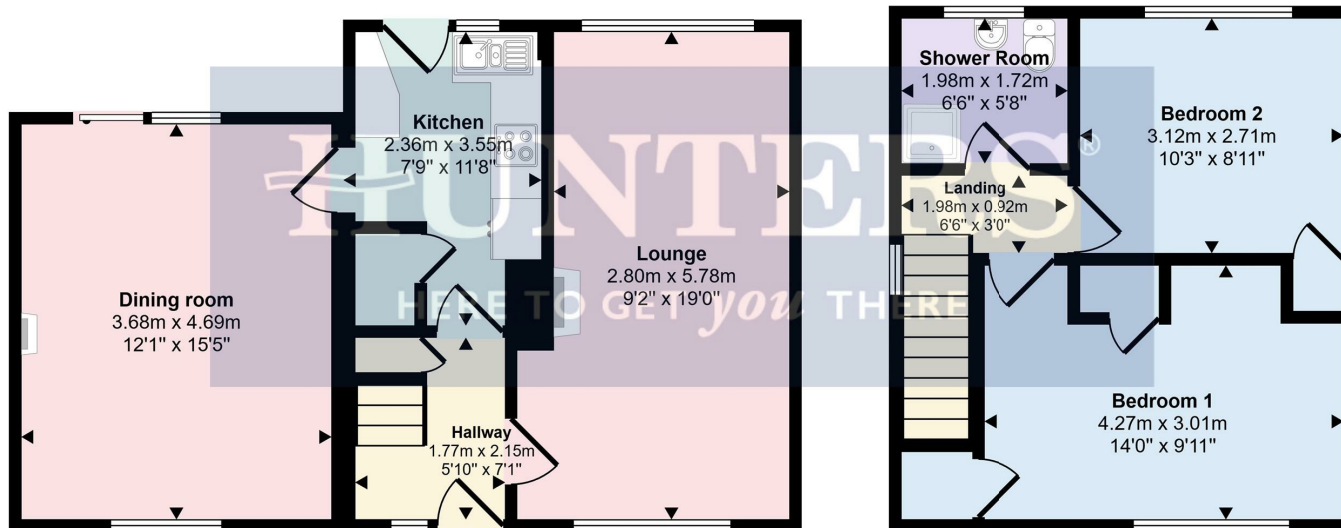
The property is ideally suited for first-time buyers eager to make their mark or investors seeking a buy-to-let opportunity once refurbished. It is conveniently located, providing easy access to the city centre, Fosse Park retail centre, and major motorways, ensuring excellent connectivity for commuting and leisure.

Local shops, schools, and amenities are within close reach, making this a practical choice for families and professionals alike. With no upward chain, this property is ready for a new owner to take on the challenge of refurbishment and create a wonderful home or investment. This is a great chance to add value in a desirable area, so do not miss out on this promising opportunity.

Contact your local Hunters estate agents Wigston to find out more and arrange your viewing.



Approx Gross Internal Area  
80 sq m / 856 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

Tel: 0116 366 0660 Email:

wigston@hunters.com <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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