



## Sturdee Road, , Leicester, LE2 9FZ

- Offered to market with No Upward Chain
- Lounge
- Bathroom with separate WC
- 360 Virtual Tour
- Local Shops, Schools and Amenities
- Three bedroom Townhouse
- Kitchen-diner
- Enclosed garden
- Ideal First time buyer or Investor
- Excellent public transport and road links to the city

**Offers Over £200,000**



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## DESCRIPTION

Conveniently positioned for access to local shops, schools and amenities, this lovely townhouse presents an excellent opportunity for first-time buyers and savvy investors alike. The property boasts three well-appointed bedrooms, making it ideal for families or those seeking extra space. The interior is presented in a ready-to-move-in condition, ensuring a smooth transition for new occupants.

The fitted kitchen-diner is a delightful space, perfect for both cooking and entertaining. It offers a practical layout that caters to modern living. The contemporary bathroom, complete with a separate WC, adds to the convenience of this home.

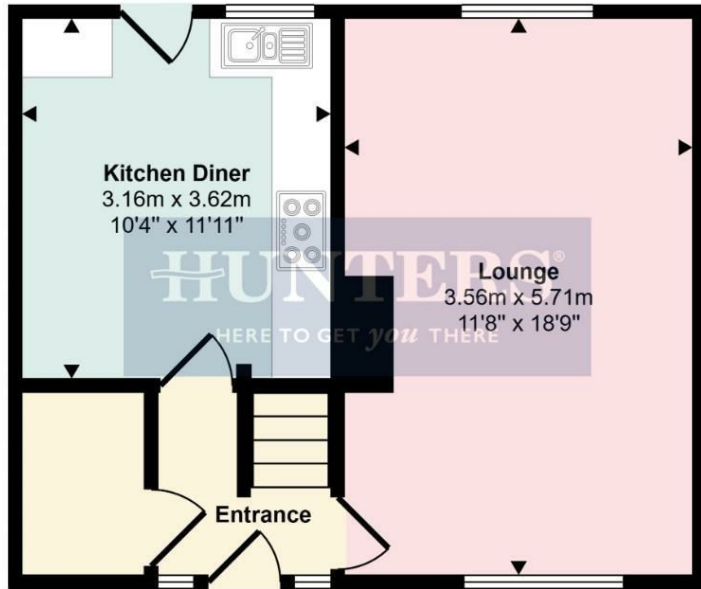
Outside, the generous garden is a standout feature, providing a lovely patio seating area and a well-maintained lawn. This outdoor space is perfect for enjoying sunny days, hosting gatherings, or simply relaxing in a tranquil setting.

Location is key, and this property does not disappoint. With excellent road and public transport links, residents will find it easy to access the city centre and the popular Fosse Park retail outlet, making shopping and commuting a breeze.


For those interested in exploring this delightful home further, a 360-degree virtual tour is available. To find out more, contact Hunters Estate Agents Wigston for more information and to arrange a viewing.







**Ground Floor**  
**Approx 39 sq m / 419 sq ft**

 Denotes head height below 1.5m

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.

### Viewings

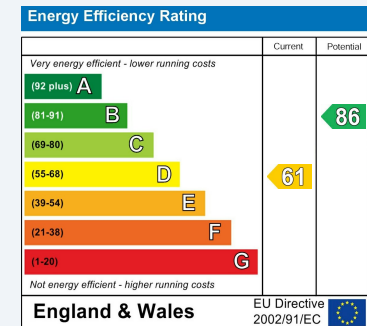
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

