



## Caversham Road

Leicester, LE2 9LQ

£185,000



Being set back from the road and tucked away in a quiet corner of Caversham Road, you will find this well presented property, which would be ideal for families looking to upsize to a larger home, first time buyers or investors looking for an investment opportunity. This lovely family home comprises of an entrance hallway with storage areas and stairs to the first floor, a good size living room, a ground floor wc, and fitted kitchen, diner with door opening onto the rear garden.

The first floor landing has several storage cupboards and gives access to all three bedrooms, Three double bedrooms. Further along the landing is the family bathroom with three piece bathroom suite and separate shower.

Externally the rear garden is mainly lawned with patio area.

This lovely family home is being sold with the added benefit of being upward chain free and warrants internal viewing to appreciate the presentation and space it has to offer its next owner. To find out more about this property, call your local Hunters estate agents Wigston on 01163660660 and arrange your viewing.



## Entrance Hall

UPVC double glazed entrance door, under stairs storage, access to a storage cupboard and access to WC.

## WC

Window to front, wash hand basin, toilet.

## Kitchen 10'7" x 8'9" (3.24 x 2.69)

UPVC double glazed window to front, work surfaces fitted with a stainless steel sink unit, a range of base and eye level units, space for oven and washing machine. Wall mounted combination boiler.

## Dining room 11'5" x 8'9" (3.48 x 2.69)

UPVC double glazed patio door to rear, radiator.

## Lounge 11'6" x 12'4" (3.53 x 3.78)

UPVC windows to rear, radiator.

## Landing

## Bedroom 1 10'8" x 10'7" (3.26 x 3.24)

UPVC double glazed window to front, radiator.

## Bedroom Two 8'1" x 12'5" (2.47 x 3.79 )

UPVC double glazed window to rear, radiator.

## Bedroom Three 9'8" x 7'7" (2.96 x 2.32)

UPVC double glazed window to front, radiator, storage cupboard.

## Bathroom

UPVC double glazed window to front, half tiled walls, fitted white bathroom suite and separate shower cubicle with mixer shower over.

## Outside

Garden to rear with fully fenced boundaries, Lawn and patio area.

## Material Information - Wigston

Tenure Type; Freehold

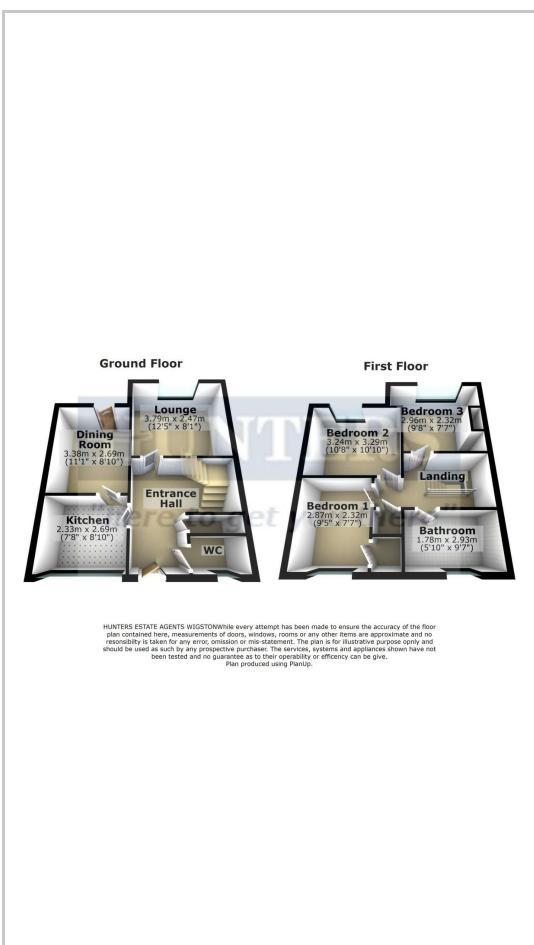
Council Tax Banding; A

EPC C

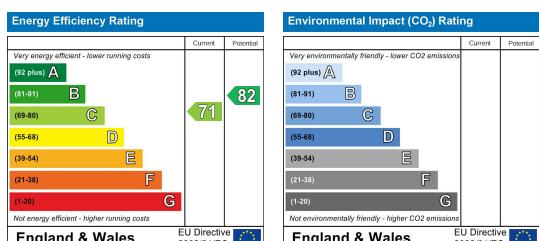
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.