



Wilberforce Road
West End Leicester LE3 0DG
Offers In Excess of £170,000

Knightsbridge

ESTATE AGENTS & VALUERS

Knightsbridge are proud to offer this beautifully presented double bay fronted character property located within the sought after area of West End. The property benefits from original character features with a blend of modern touches throughout providing a comfortable family home. The accommodation includes an entrance hall, two reception rooms, fitted breakfast kitchen, first floor with two double bedrooms and a stylish fitted bathroom. Outside enjoys front and rear gardens. Internal viewing is highly recommended.

The property is well placed for amenities and services including renowned local schooling, University of Leicester, the Royal Infirmary and City General hospitals, as well as shopping facilities along Narborough Road, the fashionable district of West End and Braunstone Gate. Rail links to London, Birmingham and Nottingham, regular bus routes running to and from Leicester City Centre and Fosse Retail Park are also within easy reach with motorway access close by including M1 & M69.



- Gas Central Heating, Double Glazing
- Entrance Hall, Two Reception Rooms
- Fitted Breakfast Kitchen
- First Floor with Two Double Bedrooms
- Stylish Fitted Bathroom
- Front and Rear Gardens

Entrance Hall 2'8" x 14'6"

Via wooden front door, with original tiled floor, archway, radiator.

Reception Room One 8'9" x 13'3"

Via uPVC double glazed sash bay window to the front elevation, cast iron fireplace, exposed floorboards, radiator.

Reception Room Two 12'1" x 12'2"

With double glazed wooden window to the rear elevation, cast iron fireplace with surround, stairs to first floor, radiator.

Fitted Breakfast Kitchen 7' x 13'2"

With uPVC double glazed window to the side elevation, uPVC double glazed French doors to the rear elevation, kitchen comprises: sink and drainer, a range of wall and base units with work surfaces over, breakfast bar, integrated gas hob and oven with extractor hood over, integrated washing machine, space for fridge freezer, part tiled walls, tiled floor.

First Floor

With access to the following rooms:

Bedroom One 11'3" x 12'1"

With uPVC double glazed sash bay window to the front elevation, exposed floorboards, cast iron fireplace, built-in storage cupboard, radiator.

Bedroom Two 9'2" x 12'

With double glazed wooden sash window to the rear elevation, radiator.

Stylish Fitted Bathroom 6'9" x 13'3"

With double glazed wooden window to the rear elevation, roll top bath raised on legs, separate shower cubicle, wash hand basin, low-level WC, storage cupboard housing boiler, part tiled walls, lino floor, cast iron radiator.

Front Garden

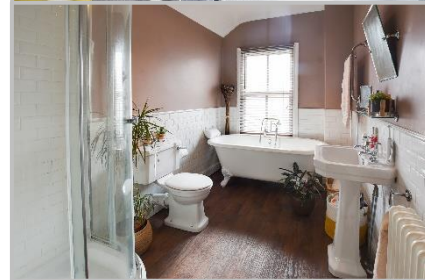
Forecourt frontage.

Rear Garden

Rear courtyard garden with decked seating area, flowerbeds and shrubs, side access leading to the front of the property.



IMPORTANT NOTE: The floor plans are **NOT TO SCALE** and are intended to be used as a guide only. They should **NOT** be used for any other purpose. Similarly, the plans do not represent the décor of the property including the floor coverings, wall coverings, fixtures and fittings.

**Energy Efficiency Rating**

Current Rating – D 66

Potential Rating – B 85

IMPORTANT NOTE: We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be relied upon as an accurate measurement. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to a purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & Valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property and/or its fixtures and fittings.