

FOR SALE

**447 St Saviours Road
Leicester
LE5 4HH**

- ❖ 4 Bedrooms
- ❖ End-Townhouse
- ❖ uPVC Double Glazing
- ❖ Rear Balconies
- ❖ Extended Kitchen/Diner
- ❖ Bathroom
- ❖ Attractive Rear Garden



PRICE: £219,500

Kal Sangra ~ Shonki Brothers Ltd are pleased to offer this modern 4 bedroom recently renovated and redecorated end townhouse situated in an established prime residential location on St Saviours Road, close to East Park Road and within easy walking distance to plenty of local amenities. The property also benefits from good bus routes into Leicester City Centre and plenty of schools, parks and healthcare centres nearby thus making it an ideal family home opportunity. The property comprises of lounge, dining room, extended fully fitted kitchen, 4 bedrooms, family bathroom and benefits from uPVC double glazing and gas central heating. In addition, the property benefits from rear balconies, Juliet balconies, rear yard and integrated burglar alarm.

DIRECTIONS

Proceed out of Leicester City Centre via the A6 London Road, taking a left turn onto Evington Road. Continue along taking the 6th left turn onto East Park Road and continue along for approximately 1 mile where St Saviours Road is a right hand turn. The property is located on the left hand side, on the corner of Drinkstone Road and can be identified by our flag 'For Sale' board.

ACCOMMODATION – (all measurements are approximate):

Ground Floor:

Large Entrance Hallway: with carpeted stairs leading to first floor landing, and all connecting doors leading to:

Cloakroom: 6'0" (1.83m) x 4'5" (1.37m): Having tiled flooring, gas central heating radiator, pedestal wash hand basin, w.c, and access leading to:

L-Shaped Lounge: 12'0" (3.66m) x 8'11" (2.73m) + 9'3" (2.83m) x 7'7" (2.33m): Having double glazed window to the rear elevation, laminated flooring, gas central heating radiator, numerous electric sockets, patio doors leading to rear garden, and double doors leading to:

Kitchen/Diner: 12'3" (3.74m) x 14'11" (4.57m): Having double glazed window to the side and front elevations, tiled flooring, stainless steel sink and drainer, a range of wall and base units with worktops over, breakfast bar, tiled splash backs, integrated oven/hob, telephone point, extractor fan, integrated fridge/freezer, integrated washing machine, integrated dishwasher, gas central heating radiator, numerous electric sockets, Biasi Glowworm Combi boiler, and patio doors leading to rear garden.

First Floor:

Large Landing: Having fitted carpet and connecting doors leading to:

Family Bathroom: 13'01" (4m) x 7'3" (2.22m): Having double glazed window to the side and front elevations, tiled flooring, part tiled walls, white bathroom suite comprising bath tub with mains shower overhead, shower screen, pedestal wash hand basin, tiled surface with mirror over, w.c., inset spotlights, extractor fan and cupboard housing Ariston water flow system.

Bedroom 1: 15'10" (4.83m) x 12'2" (3.73m) inc. EXT balcony: Having double glazed window to the rear elevation, fitted carpet, TV aerial point, gas central heating radiator, door leading to exterior wooden decked balcony, and numerous electric sockets.

Bedroom 2: 14'0" (4.29m) x 9'5" (2.89m): Having double glazed window to the rear elevation, fitted carpet, TV aerial point, gas central heating radiator, Juliet balcony, and numerous electric sockets.

Second Floor:

Large Landing: Having fitted carpet and connecting doors leading to:

Bathroom: 12'6" (3.83m) x 6'10" (2.09m): Having double glazed window to the side and front elevations, tiled flooring, part tiled walls, white bathroom suite comprising mains shower, shower screen, pedestal wash hand basin, tiled surface with mirror over, w.c., inset spotlights, and extractor fan.

Bedroom 3: 15'2" (4.65m) x 12'4" (3.78m) inc. EXT balcony: Having double glazed window to the rear elevation, fitted carpet, TV aerial point, gas central heating radiator, door leading to exterior wooden decked balcony, and numerous electric sockets.

Bedroom 4: 16'3" (4.96m) x 9'2" (2.79m): Having double glazed window to the rear elevation, fitted carpet, TV aerial point, gas central heating radiator, Juliet balcony, numerous electric sockets and access leading to bathroom.

Outside:

There is a well presented, slabbed rear garden, with patio and lawn areas, which is enclosed by a brick wall and wooden fence with side gated access to the street. There is also a communal car park at the rear off Suffolk Street.

Services:

Mains services are connected to the property. The services, fittings and appliances have not been tested by the selling agents.

Council Tax:

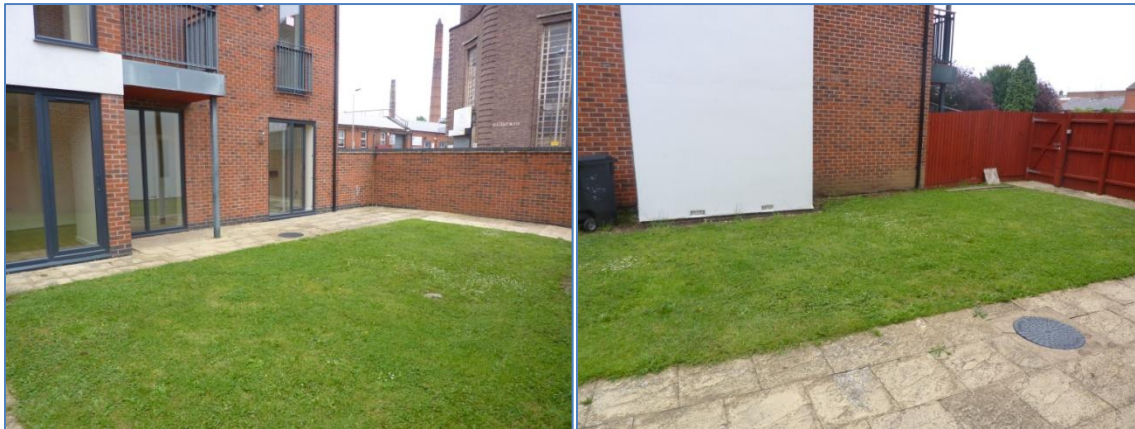
The property falls within Council Tax Band 'D' which is £1,599.21 for the year 2016/17.

Energy Performance Certificate:

The property has an energy performance rating of 79 – Band C.

Viewing:

Strictly by appointment through the sole selling agent.



Important Information:

All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety:

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.