



45 Totland Road
Off Groby Road, LE3 9AN
£210,000



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Off Groby Road, Leicester, LE3

A traditional 2 bedroom mid town house in popular residential location offering tremendous scope for improvement and offered for sale with immediate vacant possession - no upward chain! The property benefits from full gas central heating, UPVC double glazing and a contemporary new shower room but could do with some further cosmetic improvement. Good sized accommodation briefly comprises on the ground floor, porch, hall, 25' through lounge-diner, kitchen. Upstairs, landing, 2 bedrooms, modern shower room. Gardens to front & rear. Easy access to shops, good schools & major routes to city & motorway. Freehold - no upward chain! Council tax band A

Porch & Hall

There is a small porch with UPVC double glazed entrance door. The hall has a composite modern double glazed inner door, stairs to first floor.

Lounge-Diner

25'7" x 12'3" (7.80m x 3.74m)

UPVC double glazed bay window to front, coving, carpet, two radiators, UPVC double glazed window to rear.

Kitchen

11'7" x 5'0" (3.54m x 1.53m)

UPVC double glazed window & door to rear, the kitchen has a basic range of units and a stainless steel sink unit but will need modernisation.

First Floor Landing

Bedroom One

14'10" x 11'5" (4.53m x 3.50m)

Two UPVC double glazed windows to front, carpet, radiator, built-in wardrobes.

Bedroom Two

12'1" x 9'2" (3.70m x 2.81m)

UPVC double glazed window to rear, radiator, carpet, airing cupboard housing combination boiler.

Shower Room

9'0" x 7'6" (2.75m x 2.30m)

The best room in the house! Recently remodelled with a modern shower suite. UPVC double glazed opaque window, chrome heated towel rail, radiator, fully tiled large modern shower enclosure with mains shower, vanity wash hand basin, wc, mainly tiled walls.

Outside

To the front of the property a fully enclosed walled forecourt garden, mainly paved.

There is a shared entrance to the side of the property.

The rear gardens are North-East facing, approx 60' long, well established with colourful plants, shrubs and flowers, trees, fenced boundaries.

Local Authority & Council Tax Information LCC

This property falls within Leicester City Council (www.leicester.gov.uk)

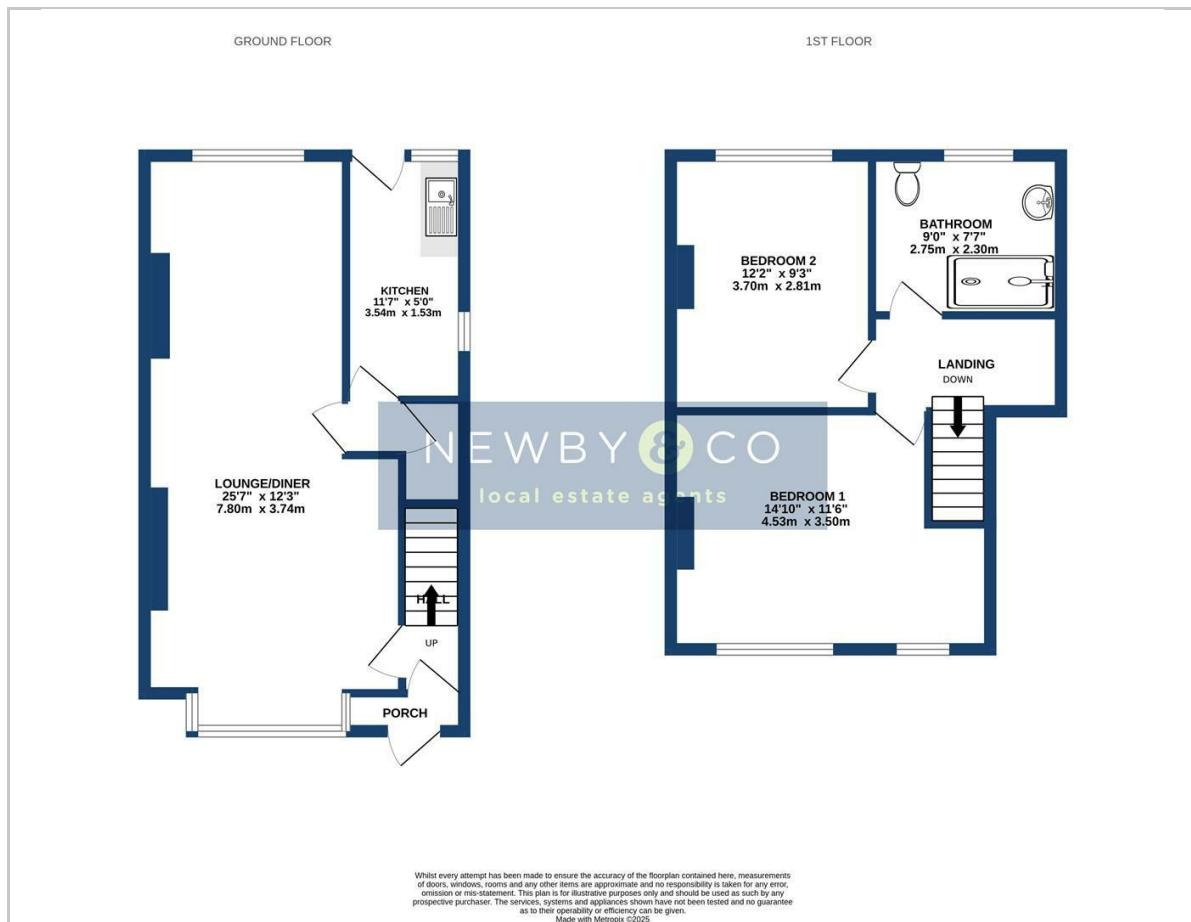
It has a Council Tax Band of A which means a charge of £1605.15 for tax year ending March 2026

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan



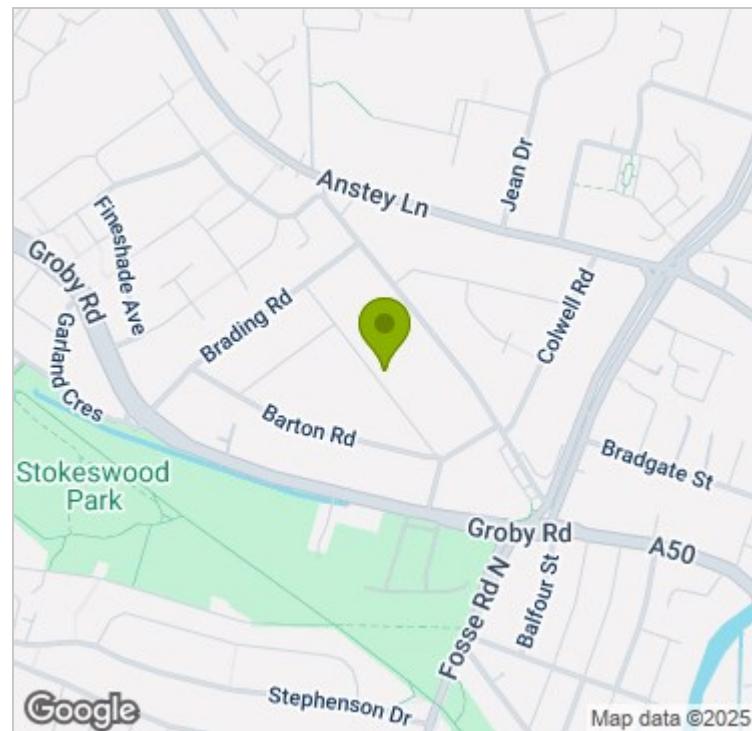
Viewing

Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

