



59 Liberty Road
Glenfield, LE3 8JF

£200,000



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Glenfield, Leicester, LE3 8JF

INVESTMENT OPPORTUNITY! A traditional detached property on a corner plot in popular residential area which is currently split into two 1 bedrooomed self-contained apartments. The area benefits from good schools, shops, recreational amenities, bus routes and major road links. Each apartment has electric heating, UPVC double glazing, lounge, a fitted kitchen & bathroom. Corner plot gardens with lawn, off road parking on a hard standing driveway to side & a clothes drying area to rear. Freehold - no upward chain. Buyer to make their own arrangements regarding selling or letting the apartments. Council tax band

Ground Floor Flat - 59a Liberty Road

The ground floor flat benefits from electric heating and all windows are UPVC double glazed. There is a communal entrance hall with fire door leading into the apartment. There is a lounge with two windows including a bay to the side, fitted kitchen with oven/hob, good sized double bedroom & a shower room with 3 piece suite. There is a garden to front and a driveway & clothes drying area to side. See floorplan for measurements.

First Floor Flat - 59b Liberty Road

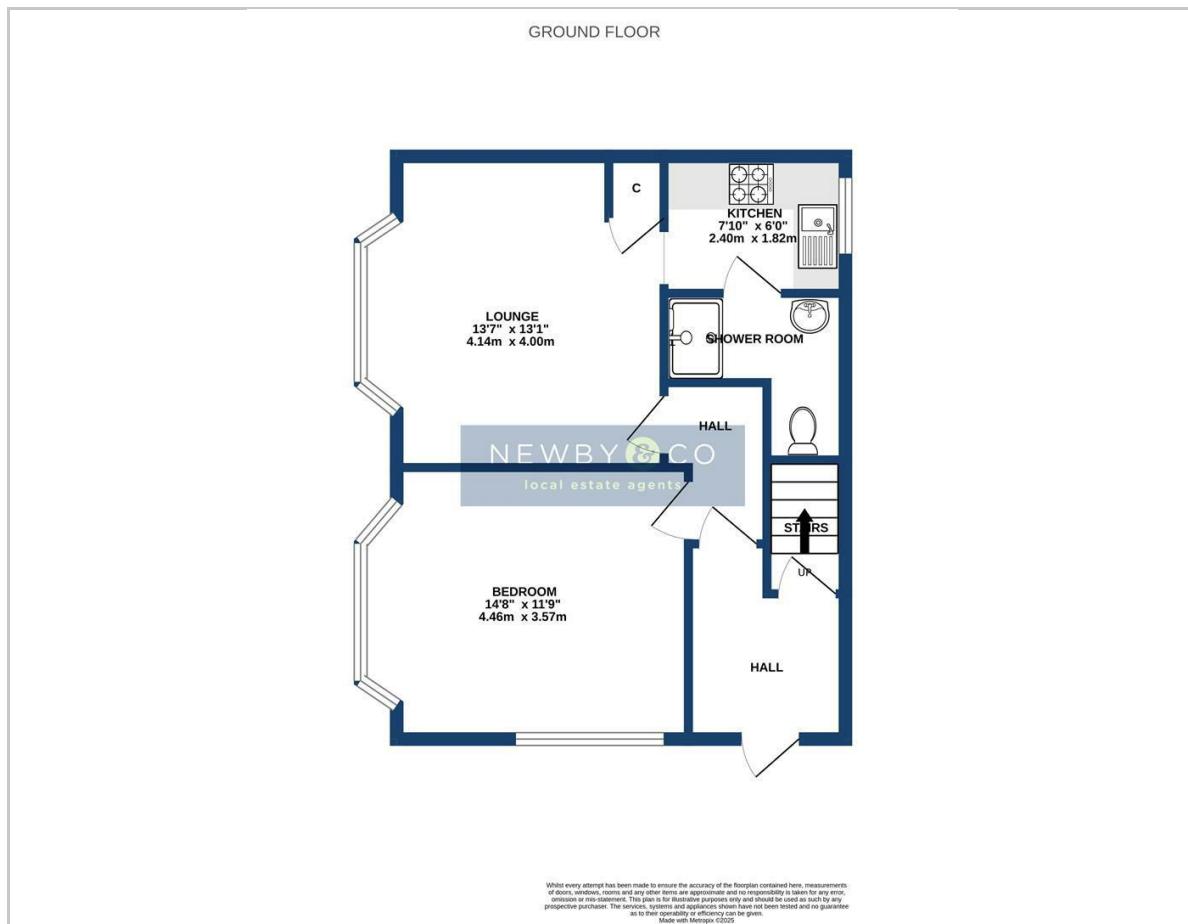
The first floor flat benefits from electric heating and all windows are UPVC double glazed. There is a communal entrance hall with fire door leading to stairs up to the apartment. There is a lounge with two windows, fitted kitchen with oven/hob, good sized double bedroom & a bathroom with 3 piece suite. There is a garden to front and a driveway & clothes drying area to side. See floorplan for measurements.

Glenfield

Glenfield is a popular large village 5 miles to the West of Leicester city centre with a population of approx 9,500. There are two well regarded primary schools, three pubs, St Peters church and a range of local shopping facilities including a relatively new Morrison's store on Station Road. There is nearby open countryside including Bradgate Park and Gynsills conservation area. There is easy access to M1, A46 & A50 main routes. Glenfield General Hospital & Leics County Council are two large employers. Glenfield is mentioned in the Domesday book of 1086 and is also famous for its now defunct railway tunnel built by Stevenson and once the longest in the world. Regular bus services into Leicester serve the village and Leicester train station is approx 5 miles away.



Floor Plan



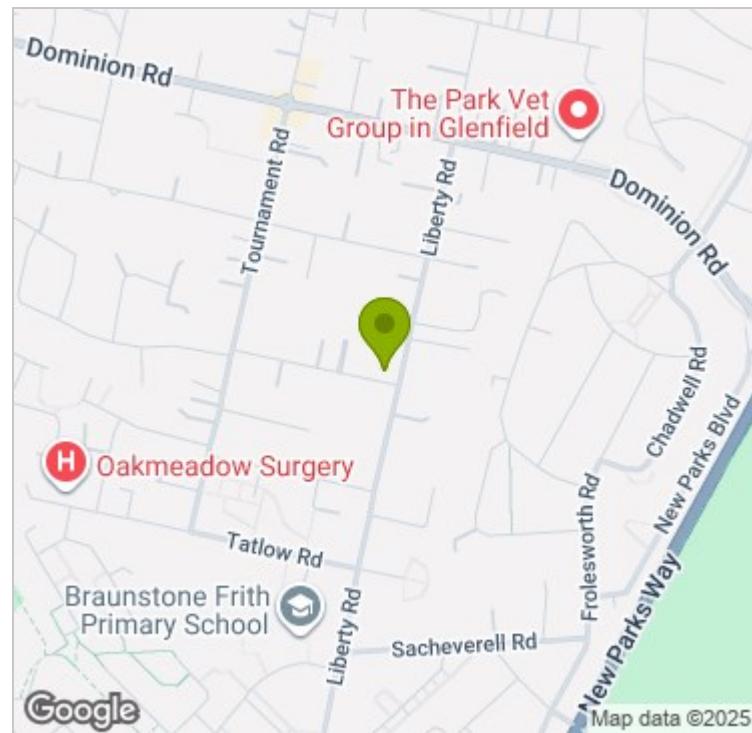
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC