



Colwell Road, Leicester

£300,000 Guide Price

Bed - 3 Bath - 1 Rec - 1

A charming bay-fronted semi-detached home, combining traditional character with contemporary living, three bedrooms and a generously proportioned rear garden.

- Attractive traditional bay-fronted semi-detached home
- Approximately 850 sq ft of accommodation
- Character features including stained glass and timber panelling
- Inviting sitting room with feature fireplace
- Spacious kitchen/diner with French doors to the garden
- Two double bedrooms and versatile third bedroom/study
- Enclosed rear garden with paved terrace and timber shed
- Convenient location with excellent access to Leicester city centre

Tenure - Freehold

Council Tax Band - B

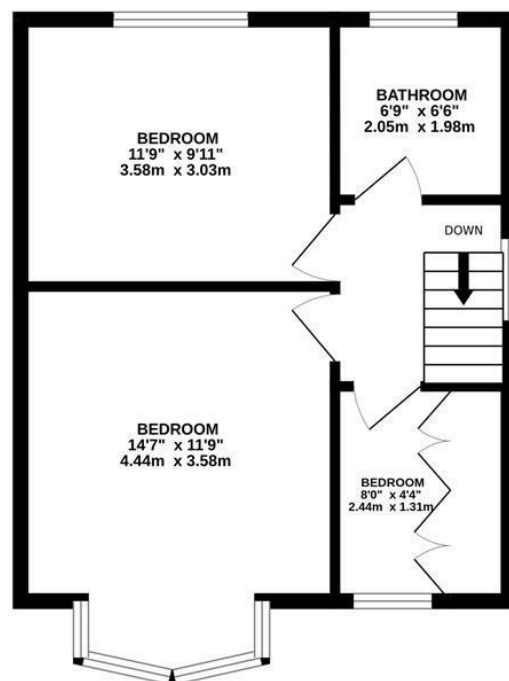
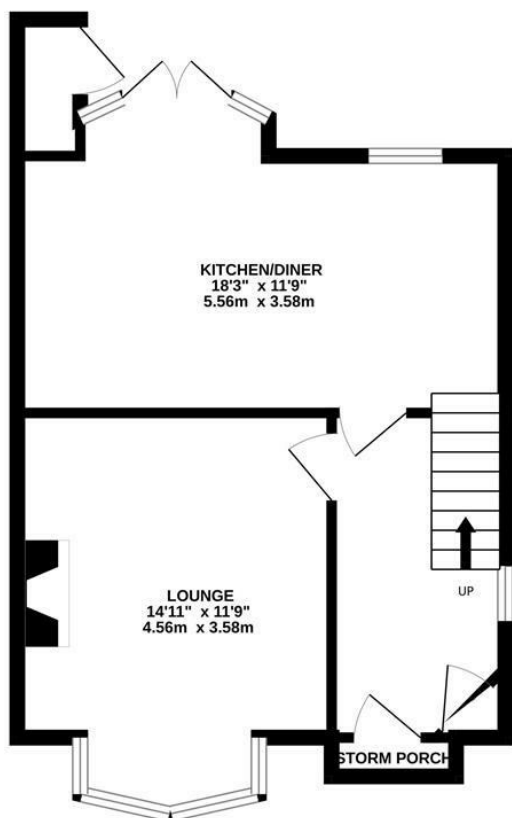


Energy Efficiency Rating		Current	Best
Best possible rating (green)	A		
Good rating (green)	B		
Decent rating (yellow)	C		
Needs improvement (orange)	D		
Poor rating (red)	E		
Needs improvement (red)	F		
Worst possible rating (red)	G		
Energy Efficiency Rating		Current	Best
England & Wales			



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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