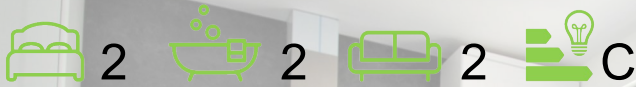




SETTOLET
SALES • LETTINGS • MANAGEMENT

11 Pickhill Road, Leicester, LE5 1NX Offers in excess of £200,000



Nestled in the sought-after Hamilton area of Leicester, this generous coach house on Pickhill Road offers a delightful blend of comfort and modern living. The open-plan kitchen and lounge area is particularly inviting with windows to front and rear elevations allowing plenty of natural light to enter this space.

The coach house boasts two spacious bedrooms, one of which benefits from an ensuite bathroom. A separate bathroom serves the second bedroom, ensuring that all residents have their own space.

Additionally, the property includes a secure garage that has been insulated and boarded, offering the potential to be used as an extra room, whether for storage, a home office, or a creative space.

Further benefits include off street parking for several vehicles. DGW throughout and GCH.

This property benefits from a Freehold title and no chain.

Currently rented at £1000.00pcm

Ideal Investment opportunity or home to move into.

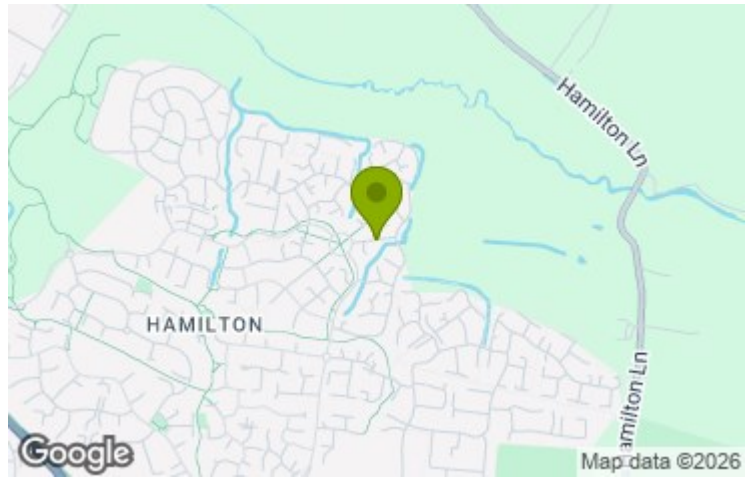
Call Set To Let Estate Agents to arrange a viewing.


- Generous Property
- Freehold Title
- 2 Bed 2 Bathrooms
- Close to Schools
- Investment Opportunity
- Ideal First Home
- Excellent Condition
- Garage Conversion - Additional Room
- Call Set To Let Estate Agents


Viewing

Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.

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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			
		69	71
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	



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