



## 7 Hereford Road , Leicester, LE2 8HG Asking Price £299,950

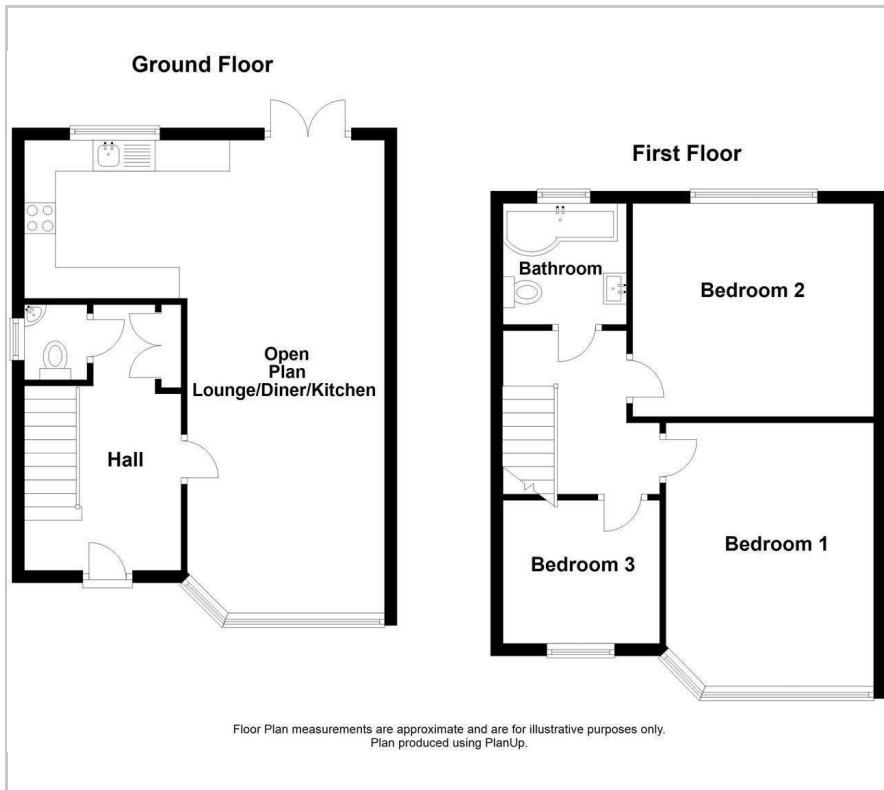
Berkley are delighted to present For Sale this beautifully renovated and fully modernised three-bedroom end townhouse, perfectly positioned in the ever-popular and sought-after Aylestone area of Leicester (LE2). This superbly presented property is an excellent opportunity for first-time buyers or investors alike, currently benefiting from a sitting tenant and offered to the market with No Upward Chain. The home enjoys excellent access to a range of local amenities including reputable schools, shops, and leisure facilities, alongside superb transport links to Leicester City Centre, Fosse Park shopping centre, and major motorway networks – ideal for commuting professionals and families. The accommodation is thoughtfully arranged and comprises an inviting entrance hallway with convenient ground floor W/C, leading into a spacious and stylish open-plan lounge/dining area with a contemporary fitted kitchen, designed for modern living and entertaining. Upstairs, the first floor provides two generously sized double bedrooms, a further good-sized third bedroom, and a sleek, modern family bathroom suite. Externally, the property boasts a low-maintenance front garden with private driveway parking, while to the rear, a spacious enclosed garden offers a paved patio area perfect for outdoor dining and entertaining, along with a handy outbuilding for additional storage. This is a fantastic opportunity to secure a turnkey property in a thriving location – early viewing is highly recommended to fully appreciate all it has to offer.

### Viewing

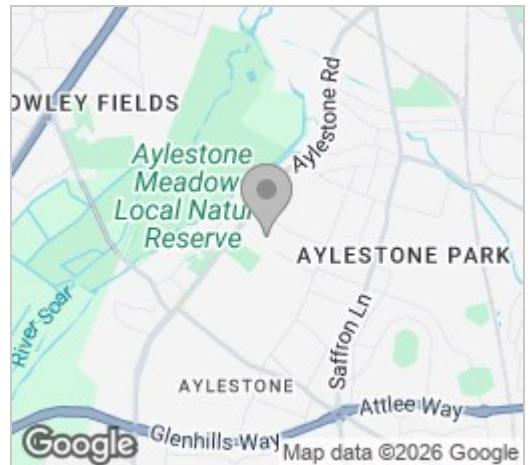
Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.



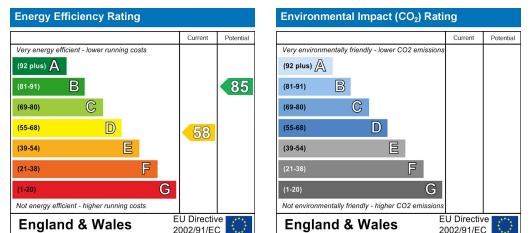
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.