


wards
Residential

# 49 Jersey Way, Leicester, LE9 8HR

£190,000

Freehold

NO CHAIN. A surprisingly spacious renovated two-bedroom mid-terrace, ideally situated in a convenient village location close to schools, local amenities, bus routes, the A47 and other major road links. The accommodation briefly comprises an entrance porch, living room and kitchen/breakfast room to the ground floor, with two sizable bedrooms and a family bathroom to the first floor. Externally, the property benefits from front and rear gardens, both predominantly laid to lawn, together with an allocated parking space. Further benefits include UPVC double glazing and gas-fired Tado controlled central heating.

## Entrance Porch
A useful entrance porch accessed via a new UPVC front door.

## Living Room
**5.17 x 3.64 Metres**
Bright and spacious living area with carpeted flooring, UPVC double glazed window to the front elevation, stairs to the first floor, access to a useful understairs cupboard and kitchen/diner.

## Kitchen/Diner
**4.47 x 3.64 Metres**
Fitted with high gloss grey wall and base units, white contrasting worksurfaces, black ceramic sink with drainer and white gloss splash backs. Fitted appliances include an under-counter fridge and freezer, washing machine, electric oven and ceramic hob. Laminate flooring, UPVC double glazed window to the rear elevation, and back door to access the rear garden.

## Landing
Access to the boarded and insulated loft.

## Master Bedroom
**4.27 x 3.65 Metres**
Very spacious double bedroom with UPVC double glazed







window to the front elevation and carpeted flooring

## Bathroom

**2.79 x 1.94 Metres**

White 4-piece suite comprising of a low flush WC, vanity wash hand basin, freestanding double ended bath and large tiled shower enclosure with bar shower and rainfall shower head.

## Bedroom 2

**3.65 x 3.12 Metres**

Second double bedroom with carpeted flooring and UPVC double glazed window to the rear elevation.

## Outside

The front and rear gardens are predominately laid to lawn with a paved walkway and patio area adjacent to the dwelling at the rear. The rear garden enclosed by timber fencing with access to the allocated car parking space.













EPC Rating - C (73)

Council Tax Band - B

Call 01455 251771 to make an appointment to view this property










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