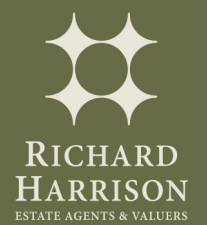




Somerville Road | Rowley Fields | Leicester | LE3 2ET

Offers in the region of
£250 000



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Leicester | LE3 2ET

Offers in the region of £250,000

**** IN NEED OF SIGNIFICANT MODERNISATION ** NO CHAIN ****

Set in this much favoured and sought after tree lined avenue, this substantial character property is offered to the market as an ideal project property. Offered at a competitive open market price to attract early interest, this large property requires modernisation and renovation. There is a garage and driveway, enclosed garden and accommodation comprising entrance hall, 4 principal rooms to the ground floor which can be configured as either 2 or 3 bedrooms, there is a bathroom and kitchen and a first floor attic with 2 large attic rooms, offering further potential to convert/adapt as additional bedrooms (subject to any necessary planning permission/Building Regulations approval). No upward chain.

- Project Opportunity
- Sought After Address
- Four Principal Rooms
- Kitchen and Ground Floor Bathroom
- In Need Of Renovation
- Competitively Priced
- Popular Location
- Two Attic Rooms
- Garage and Driveway
- No Upward Chain

Entrance Hall

A particularly spacious entrance hall with access to the ground floor rooms.

Lounge

Featuring picture rail and a large bay window.

Bedroom 1

With fitted wardrobes and a bay window to the front.

Bedroom 2

With fitted wardrobes and window to the rear.





Bathroom

Fitted with three piece suite comprising w/c, sink and bath with mixer shower over, window to the rear and tiled splashbacks.

Dining Room

With window to the side and rear, door to the kitchen and a door leading to the enclosed staircase to the attic.

Kitchen

With a range of units, worktops, window to the side and skylight window.

Rear Hall

with door to the w/c and a door to the garden.

W/c

With a low level flush w/c.

Attic

With enclosed staircase from the dining room, the landing gives way to -

Attic Room 1

A large room with window to the side and skylight window.

Attic Room 2

With window to the side and a skylight window.

Outside

To the front is a garden and drive leading to the garage, the rear garden is modestly sized and overgrown.

The Area

Located in the sought after Rowley Fields area, the property is well situated just off the A5460 Narborough Road. This in turn provides excellent links to the city centre and M1/M69 road network.

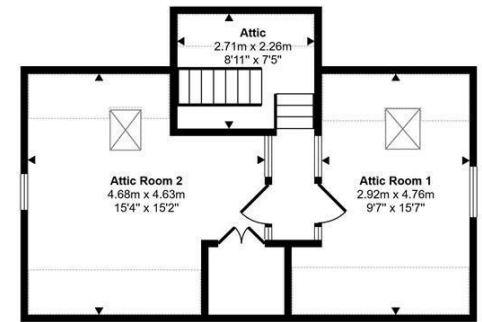
Extra Information

To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en_gb/broadband-coverage

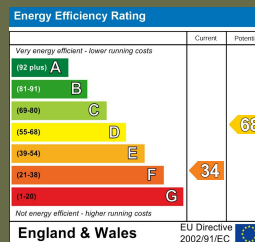
To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Approx Gross Internal Area
148 sq m / 1592 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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