



## SWEETBRIAR ROAD, LEICESTER

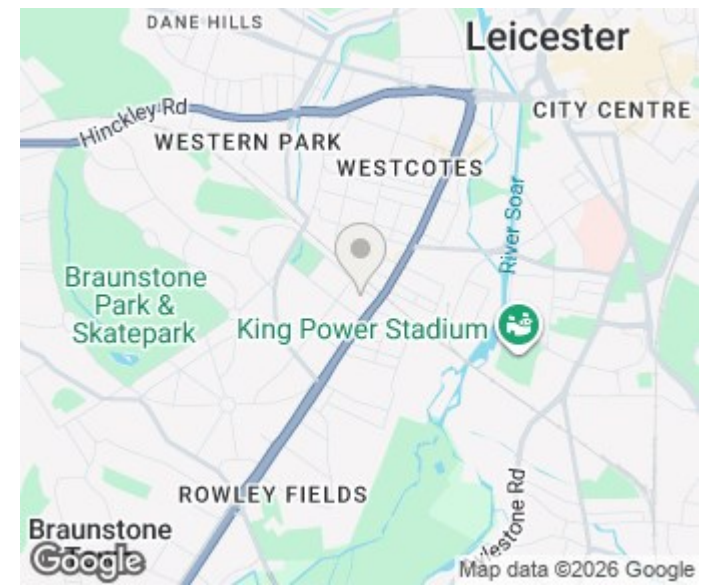
£695

Nestled on Sweetbriar Road in Leicester, this charming one-bedroom ground floor flat offers a delightful living space perfect for individuals or couples seeking comfort and convenience. The property features a well-appointed reception room that boasts a patio door, allowing natural light to flood the space and providing easy access to the outdoor area.

The flat comprises a cosy front bedroom, ideal for restful nights, alongside a refitted kitchen that is both functional and stylish. The bathroom has also been updated, ensuring modern amenities are at your fingertips. With electric heating throughout, you can enjoy a warm and inviting atmosphere during the cooler months.

Outside, the property benefits from a private back yard, providing a lovely spot for relaxation or outdoor activities. This flat is not only a comfortable home but also a fantastic opportunity for those looking to settle in a vibrant area of Leicester. With its convenient location and well-designed layout, this property is sure to appeal to a variety of potential tenants or buyers. Don't miss the chance to make this delightful flat your new home.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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