



For Sale

26 Kirkby Road, Leicester

Guide Price £170,000

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A spacious two bedroom home located in Barwell, ideal for first time buyers or investors joining the market with no forward chain.

A spacious bay fronted terraced property on the outskirts of Barwell village, ideal for first time buyers or investors.

The accommodation includes an entrance porch, a through lounge diner, a modern kitchen, a rear lobby with utility and WC.

Upstairs offers two generously sized bedrooms along with a modern family bathroom. Externally it boasts a large rear garden with outbuilding.

Situated in a thriving community the property is close to local amenities, and the area is well served by several high rating Ofsted schools, making it an attractive choice for families. Additionally Hinckley is a short distance away, offering a wider range of shops, restaurants and transport links including train and bus stations, as well as the Concordia Theatre.

Property and Services information.

Mobile Coverage: 4G coverage is available in the area - please check with the provider.

Broadband Availability: Ultrafast broadband (FTTC) is available in this area.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Utilities: mains gas, electricity and mains water connected.

Freehold

Miranda Menzies

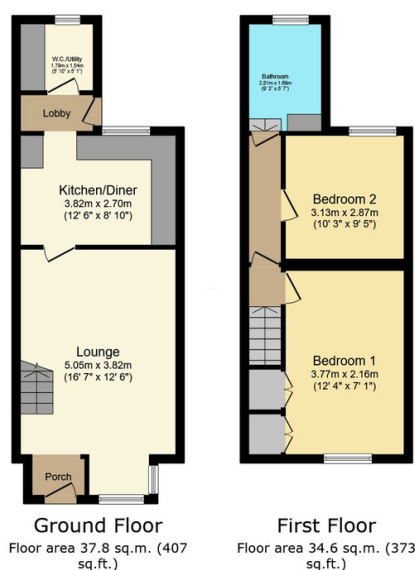
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Total floor area: 72.4 sq.m. (779 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Modern Kitchen
- Chain Free
- Modern Bathroom
- Close to amenities
- Good local Schools
- Investment potential
- First time buyer purchase
- Downstairs WC /Utility
- Large rear garden
- Outbuilding

