



St. Ives Road, Leicester

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- LARGE GARDEN
- MODERN DECOR
- EXCELLENT TRANSPORT LINKS
- PERFECT FOR FIRST TIME BUYERS & YOUNG FAMILIES
- POPULAR LOCATION

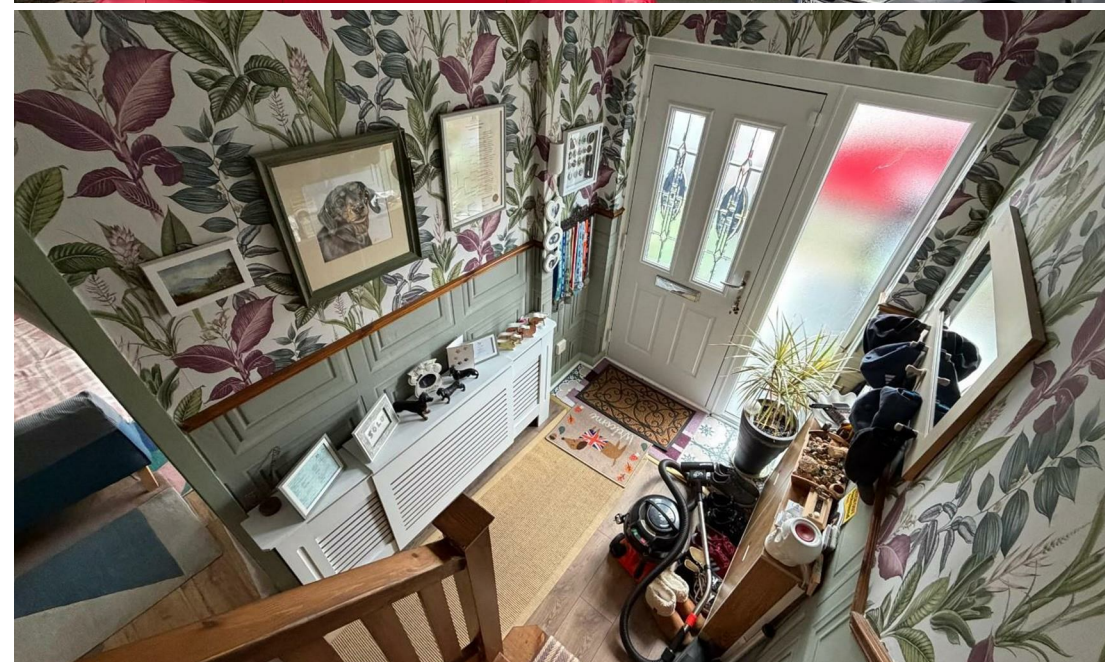
A well-maintained and spacious mid-terrace property offers an ideal opportunity for first-time buyers or young families. The accommodation includes an entrance hallway, a good-size living room, a modern fitted kitchen, three well-proportioned bedrooms and a family bathroom. To the rear is a large, enclosed garden, providing ample outdoor space.

The property is positioned in a popular residential area close to a wide range of local amenities, including shops and schools, with North Mead Primary Academy within catchment. Transport connections are strong, with convenient access to the M1, M69 and regular public transport routes.

The home is freehold and offers approximately 883 sq ft of accommodation, making it a practical and comfortable option for those seeking their first family home.

Located in the vibrant city of Leicester, the property benefits from easy access to shopping, dining and cultural attractions such as the Highcross Centre, Leicester Market, the King Richard III Visitor Centre, the National Space Centre and the Curve Theatre. The city also offers generous green spaces, including Abbey Park and the River Soar.

Viewing is highly recommended.



Price: £270,000





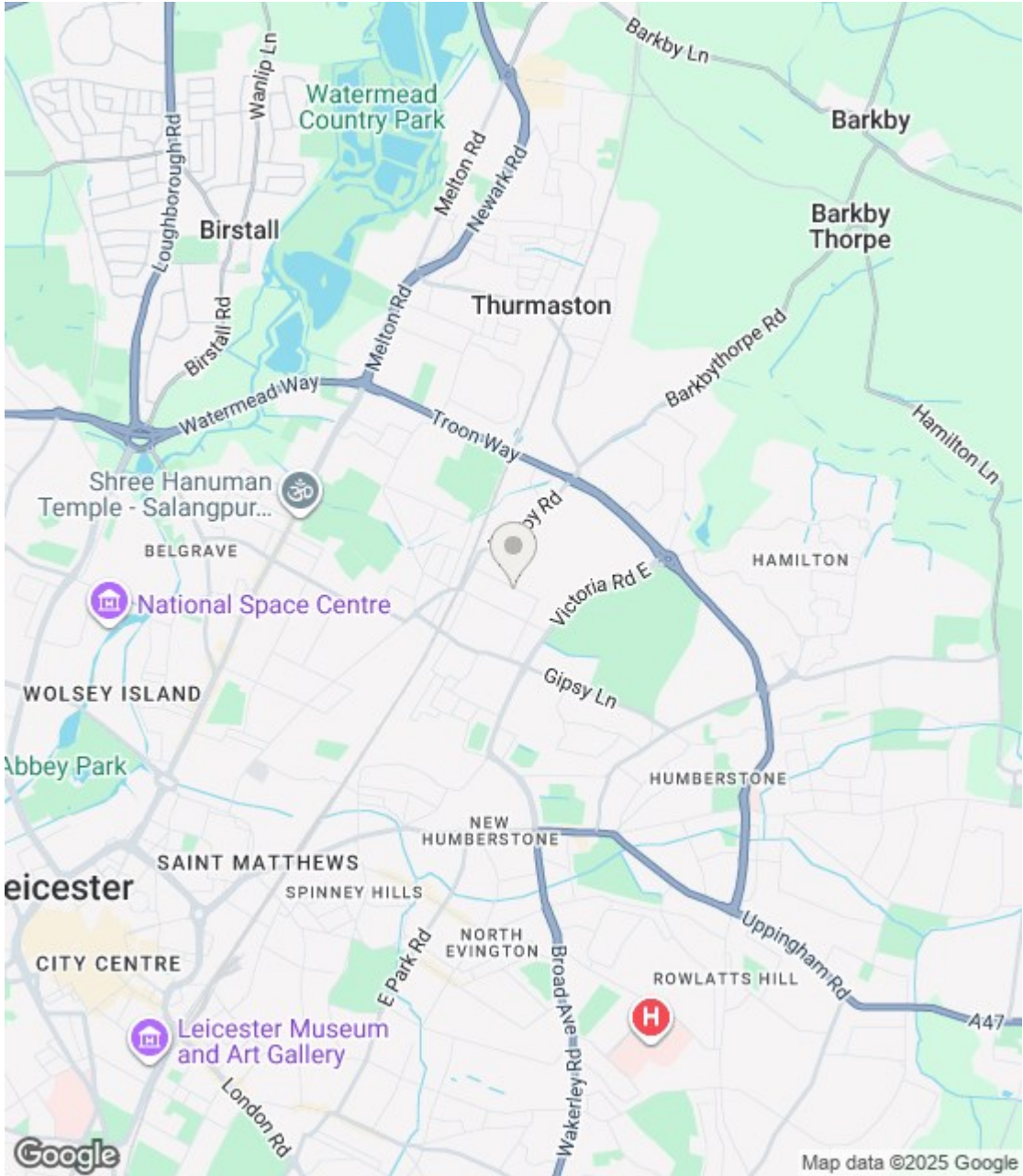


Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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