



JOWETT & STONE
ESTATE AGENTS



55 Laurel Road, Blaby, Leicester LE8 4DL

£250,000 - Freehold



Property Summary

Three bedroom semi detached property ideally located for Blaby town centre. In need of some refurbishment the property offers an ideal opportunity for a first time buyer or family looking to create a lovely home in a sought after location. Comprising of entrance porch, entrance hall, full length living/dining room with patio doors leading to the rear. The ground floor is completed by the light and airy kitchen having side access door, rear bay and a useful store. To the first floor the landing gives access to the two double and one single bedroom along with the family bathroom. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property there is a lawn area with border, side driveway providing car standing and leading to the single garage with up/over door. The rear garden has a patio and is mainly laid to lawn with fence surround. Early viewing is recommended to avoid disappointment. EPC rating is D and the Council tax is band C

Features

- Three Bedroom Semi Detached Property
- Ideally Located For Blaby Town Centre
- Ent Porch, Ent Hall, Front Living/Dining Room, Kitchen
- Landing, Three Bedrooms, Family Bathroom
- Gas fired Central Heating System, Double Glazing
- Driveway, Garage, Rear Garden
- Early Viewing Recommended
- EPC Rating D & Council Tax Band C



Room Descriptions

Entrance Porch

Entrance Hall

Living/Dining Room

10' 11" red to 8'10" x 23' 5" (3.33m x 7.14m)

Kitchen

8' 0" x 11' 4" max into ent rec (2.44m x 3.45m)

Landing

Bedroom

9' 11" x 12' 1" (3.02m x 3.68m)

Bedroom

10' 0" plus ent rec x 9' 2" (3.05m x 2.79m)

Bedroom

7' 0" x 8' 5" (2.13m x 2.57m)

Family Bathroom

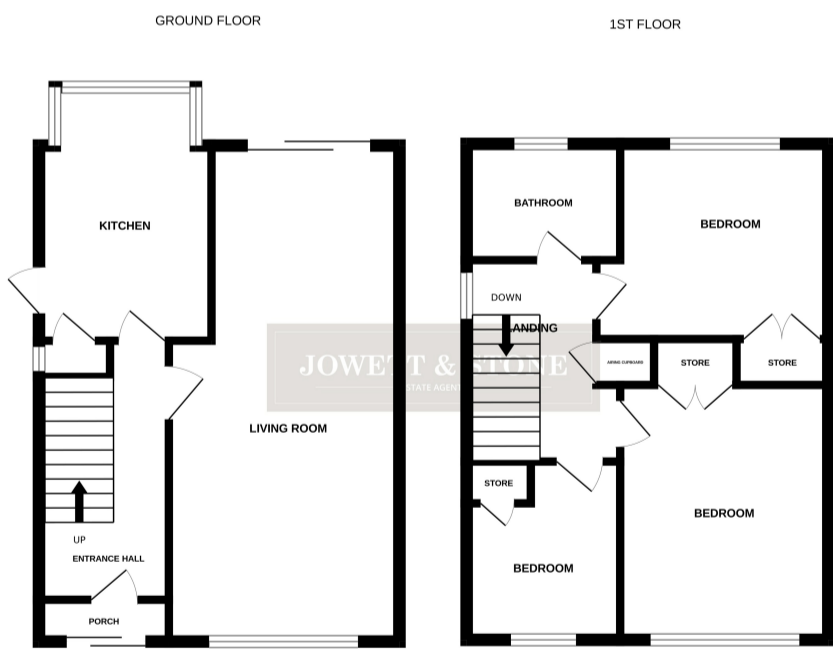
7' 0" x 5' 6" (2.13m x 1.68m)

External

Garage

7' 8" x 16' 6" plus rec (2.34m x 5.03m)

Rear Garden



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	