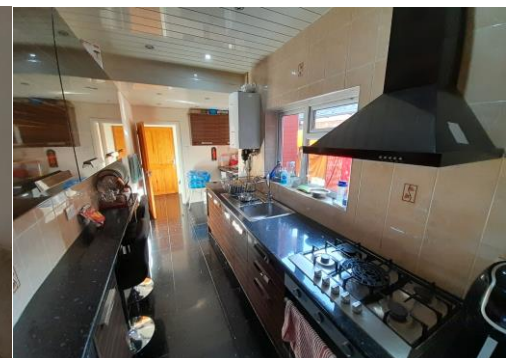
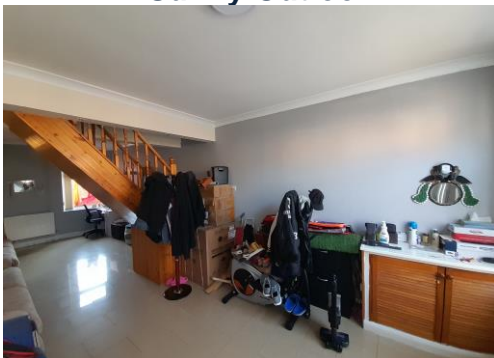


FOR SALE
Cooper Street
Belgrave, Leicester
LE4 5BJ



ASKING PRICE: £315,000

- A Superb Terrace Property
- Large Lounge, Kitchen, Lobby & Shower Room
- Rear Enclosed Garden With a Private & Sunny Outlook
- Located In The Highly Sought After Area of Belgrave
- 3 Bedrooms & WC
- Ideal For Families



Location

This property is located on Cooper Street, in the highly sought after area of Belgrave. The property benefits from being in close proximity to an array of shops, eateries, schools, recreational facilities and much more. The area is serviced by frequent bus links to and from areas of Leicester.

Description

A superb terrace property which boasts a light and airy feel. The property briefly comprises; a large lounge, kitchen, lobby and double shower room, 3 bedrooms and WC. Externally, parking to the front and a rear enclosed garden with a private and sunny outlook. Ideal for families.

Accommodation

All measurements are approximate:

Reception Room - 27' 8" x 10' 9" (8.43m x 3.27m)

Door to front, double glazed windows to front and rear, stairs to first floor, radiator, power points, light fittings.

Kitchen - 19' 0" x 6' 11" (5.79m x 2.11m)

Double glazed window to side, wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, five burner gas hob with extractor fan over, oven, tile splashback surrounds, plumbing for washing machine, boiler, power points, spot lights.

Lobby

Door to side leading to rear garden.

Shower Room - 6' 9" x 7' 6" (2.06m x 2.28m)

Double glazed window to rear, shower cubicle, low level WC, wash hand basin with hot and cold mixer tap, radiator, light fitting.

Landing

Access to loft.

Bedroom 1 - 13' 0" x 10' 8" (3.96m x 3.25m)

Double glazed window to front, built in wardrobes, radiator, power point, pendant light fitting.

Bedroom 2 - 16' 8" x 8' 4" (5.08m x 2.54m)

Double glazed window to rear, built in wardrobes, radiator, power points, pendant light fitting.

Bedroom 3 - 9' 6" x 6' 4" (2.89m x 1.93m)

Double glazed window to rear, radiator, power points, pendant light fitting.

WC

Double glazed window to rear, low level WC, pedestal wash hand basin with hot and cold mixer tap, light fittings.

Outside

Parking to front, rear enclosed garden with a private and sunny outlook.

Tenure

Freehold

EPC

Band E.

Council Tax

The property falls within Band A.

Services

The services, fittings, and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
REGISTERED NUMBER: 5393795
VAT NUMBER: 856 0294 16

