

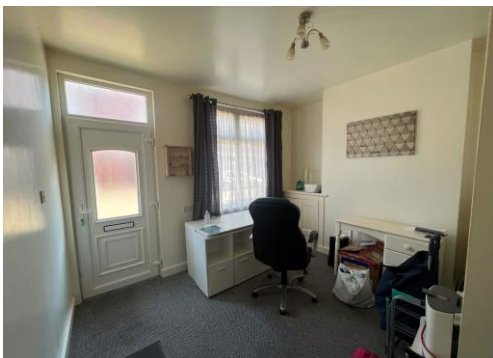
FOR SALE

Grasmere Street Leicester LE2 7DB



ASKING PRICE: £220,000

- A Well Presented & Superb Mid Terrace Property
- Located Within Walking Distance To Leicester City Centre
- G/F: 2 Reception Rooms, Kitchen & Shower Room
- F/F: 2 Bedrooms & Family Bathroom
- Rear Enclosed Yard
- Suitable For FTB/Investors
- Offered With No Chain



Location

This property is located on Grasmere Street, off Jarrom Street near to Leicester City Centre. The area benefits from being in close proximity to many amenities and facilities such as Leicester Royal Infirmary, De Montfort University, Highcross Shopping Centre, restaurants, shops and much more.

Description

A well presented and superb mid terrace property suitable for investors or first time buyers. The property briefly comprises; 2 reception rooms, kitchen, lobby and shower room on the ground floor, and 2 bedrooms and a further shower room to the first floor. Externally, a rear enclosed yard. The property was previously let at £825pcm.

Accommodation

All measurements are approximate:

Reception Room 1 - 11' 7" x 11' 5" (3.53m x 3.48m)

Double glazed door to front, double front window to front, radiator, power points, pendant light fitting.

Reception Room 2 - 11' 7" x 12' 3" (3.53m x 3.73m)

Double glazed window to rear, gas fireplace, radiator, power points, pendant light fitting, door leading to stairs.

Kitchen - 10' 8" x 6' 2" (3.25m x 1.88m)

Double glazed window to side, wall mounted units, base units and drawers, four burner electric hob with oven, stainless steel sink with hot and cold mixer tap. plumbing for washing machine, power points, pendant light fitting.

Lobby

Door to side, single wall mounted unit and base unit and drawers, power points, pendant light fitting.

Shower Room

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

First Floor Landing

Access to loft.

Bedroom 1 - 13' 4" x 11' 6" (4.06m x 3.50m)

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

Bedroom 2 - 10' 2" x 12' 3" (3.10m x 3.73m)

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

Bathroom - 10' 1" x 6' 5" (3.07m x 1.95m)

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

Outside

Rear yard.

Tenure

Freehold.

EPC

Band D.

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.

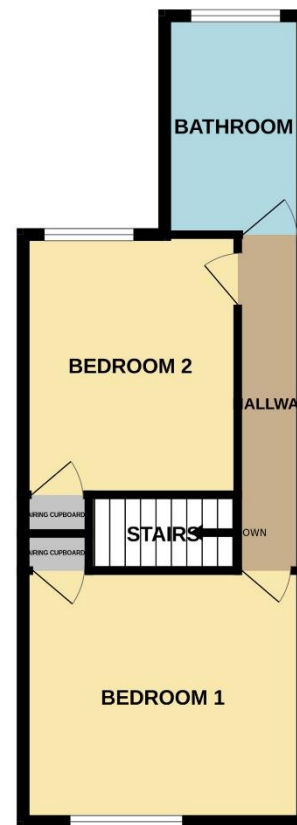
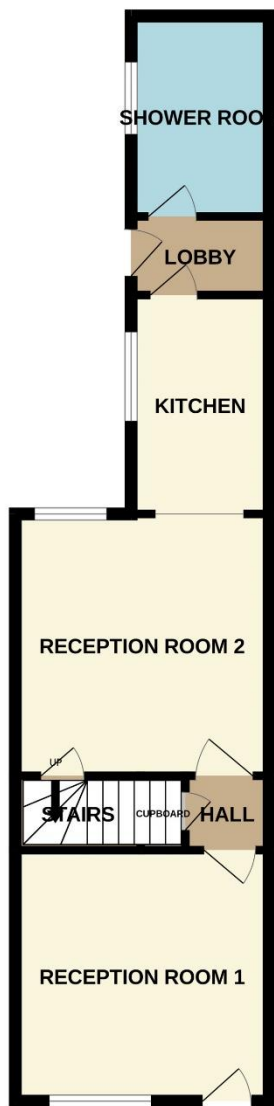
Kal Sangra, Shonki Brothers Ltd

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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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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

