



 2
Bedrooms

 1
Bathroom



Leicester Real Estates are proud to present this two bedroom, mid-terrace house, ideal for investment or a first-time purchase, currently being sold with tenants in situ.

Leicester Real Estates are proud to present this two bedroom, mid-terrace house, ideal for investment or a first-time purchase, currently being sold with tenants in situ.

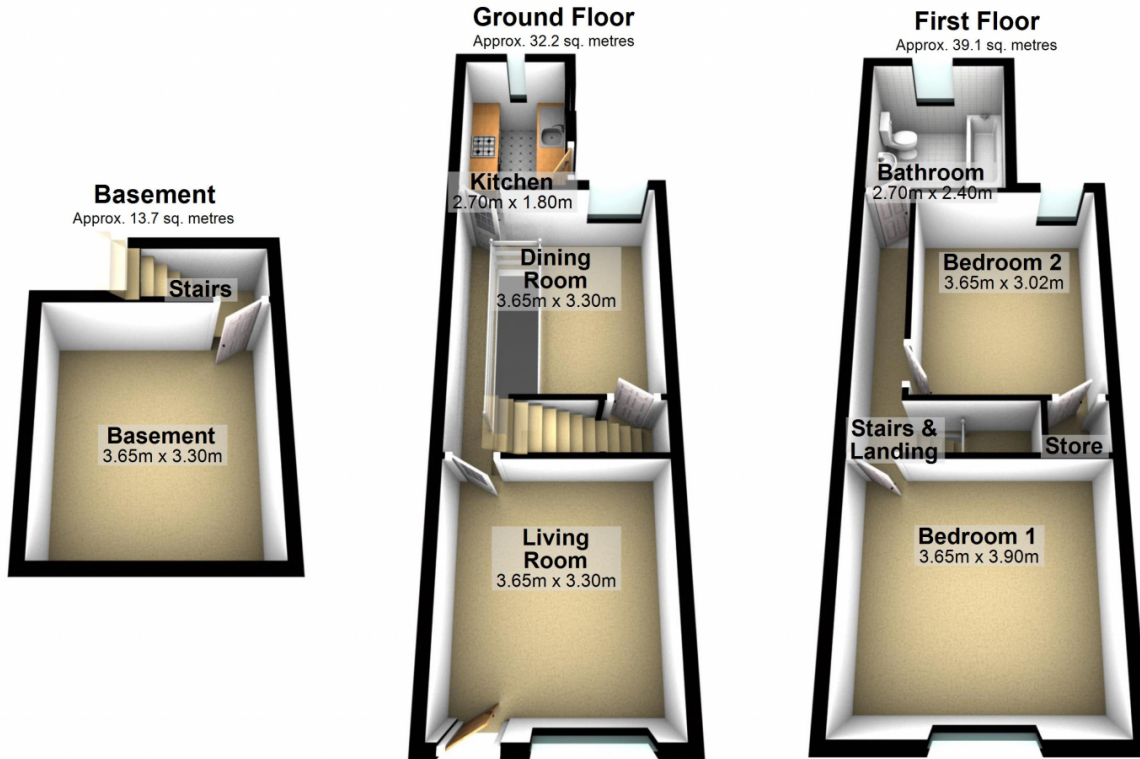
This attractive accommodation includes a reception room, sitting/dining room with a feature fireplace. First floor landing with two double bedrooms and traditional-style bathroom. Although modern this property boasts some original Victorian features giving it great character. For extra storage or to convert into living space the property also offers a good size Cellar. Outside has a courtyard garden.

Conveniently located, the property is well served to Leicester University, Leicester train station, City Centre and the fashionable Queens Road, offering an array of coffee shops, bar, restaurants and other local amenities.

- Excellent Investment Opportunity
- Reception Room
- Lounge/Dining Room
- Modern Fitted Kitchen
- 2 Spacious Bedrooms
- Cellar
- Courtyard Garden
- Original Victorian Features
- Walking distance to Leicester University, Leicester train Station
- Local amenities on the stylish Queens Road

Disclaimer

1. Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Leicester Real Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Leicester Real Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
7. Any personal data provided with be processed in relation to the Data Protection rules. For more information enquire in-house.



Total area: approx. 85.0 sq. metres

