



**READINGS**

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**CASH  
BUYERS  
ONLY**



**VIRTUAL TOUR  
AVAILABLE**

Lincoln Street  
Leicester, LE2 0JT

**Offers In The Region Of £225,000**



## Lincoln Street

, Leicester, LE2 0JT

**ATTENTION CASH BUYERS!** This property is in need of some refurbishment, making it an ideal project, although there is evidence of Japanese Knotweed in the neighbouring garden, hence the invitation for CASH BUYERS who can proceed swiftly with minimum delay.

In the heart of Highfields, this mid-terrace villa has an entrance hall, a cellar, a spacious lounge with a bay window, separate dining room, kitchen, rear lobby and a ground floor bathroom.

To the first floor, there are four bedrooms, a toilet and an en-suite shower room.

On the second floor you will find a loft room.

A rear yard completes this property.

Offered for sale with no onward chain.

### Entrance hall

### Lounge

### Dining room

### Kitchen

### Rear lobby

### Ground floor bathroom

### First floor landing

### Bedroom one

### Bedroom two

### Bedroom three

### Bedroom four

### WC

### En suite

### Second floor

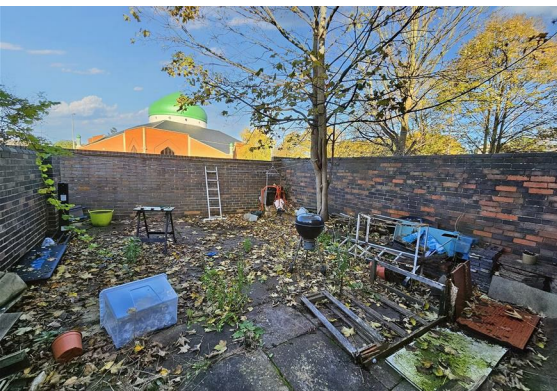
### Loft room





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### Consumer Protection Legislation

**CONSUMER PROTECTION LEGISLATION** - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

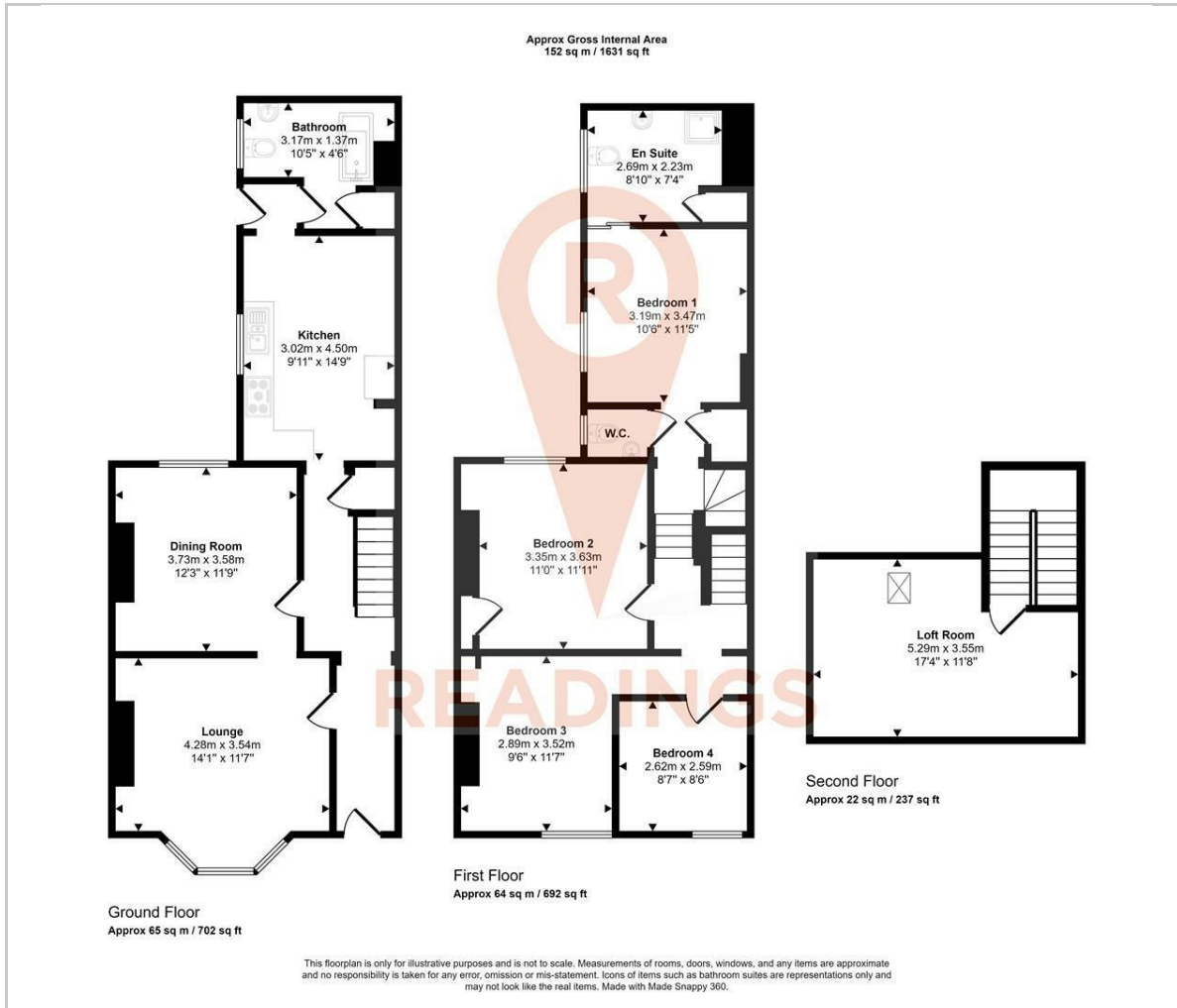
### Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

### Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

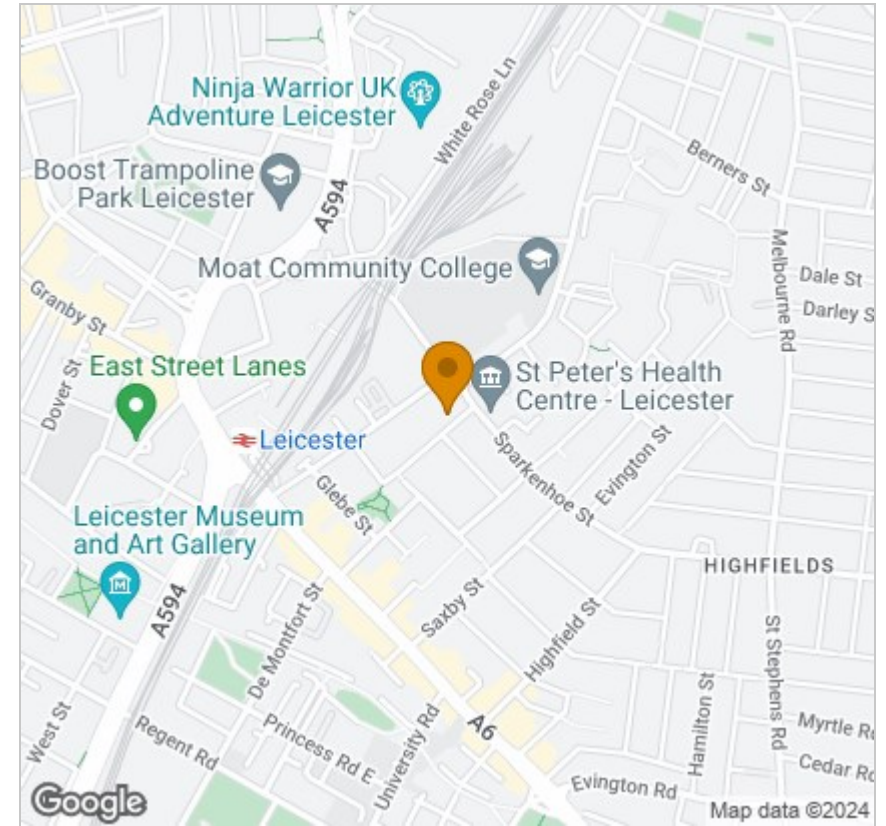
## Floor Plan



## Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

