



## Chaucer Street, Evington

In Excess of £315,000

Make an ideal investment or family home is this PERIOD bay fronted terrace home. The property, which was let until June 2024, is offered with NO UPWARD CHAIN and includes two reception rooms and FIVE BEDROOMS.



0116 274 5544







#### **Entrance Hall**

With stairs to first floor, tiled floor, ceiling coving, radiator.

#### **Reception Room One**

15' 0" x 12' 1" (4.57m x 3.68m)

With bay window to the front elevation, chimney breast with fireplace, surround and hearth, ceiling coving, picture rail, wood effect laminate floor, radiator.

#### **Reception Room Two**

12' 0" x 10' 8" (3.66m x 3.25m)

With French doors to the rear elevation, chimney breast with fireplace, surround and hearth, wood effect laminate floor, ceiling coving, ceiling rose, radiator.

#### **Fitted Dining Kitchen**

14' 10" x 8' 1" (4.52m x 2.46m)

Measurement maximising to 9'2". With windows to the side and rear elevations, door to the rear elevation, a range of wall and base units with work surfaces over, two stainless steel sink, drainer and mixer tap, inset four ring gas hob, additional inset four ring ceramic hob, extractor fan, two integrated ovens, plumbing for washing machine, space for tumble dryer, space for fridge freezer, spotlights, part tiled walls, tiled floor, wall mounted boiler, radiator.

#### **Shower Room**

With window to the side elevation, shower cubicle, low-level WC, tiled walls, tiled floor, radiator.





### First Floor Landing

With stairs to second floor.

### Bedroom One

16' 10" x 14' 10" (5.13m x 4.52m)

Measurement into bay window. With bay window to the front elevation, further window to the front elevation, chimney breast with fireplace and surround, built-in cupboard, wood effect laminate floor, two radiators.

### Bedroom Two

12' 0" x 9' 8" (3.66m x 2.95m)

With window to the rear elevation, chimney breast with fireplace and surround, built-in cupboard, wood effect laminate floor, radiator.

### Bedroom Three

13' 3" x 9' 3" (4.04m x 2.82m)

Measurement into bay window. With bay window to the rear elevation, chimney breast with fireplace and hearth, radiator.

### Shower Room

6' 2" x 5' 10" (1.88m x 1.78m)

With window to the side elevation, shower cubicle, wash hand basin, tiled walls, tiled floor, radiator.

### Separate WC

With window to the side elevation, low-level WC, wash hand basin, part tiled walls, tiled floor.

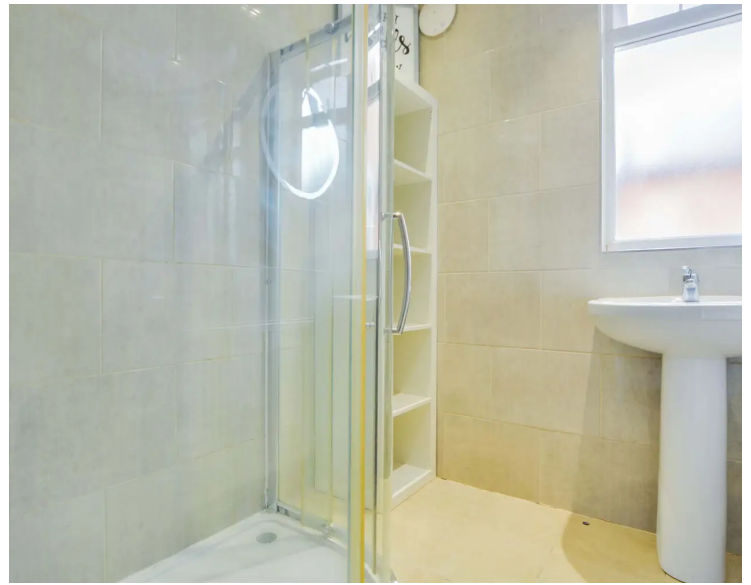












### **Second Floor Landing**

With built-in cupboard.

### **Bedroom Four**

16' 0" x 12' 4" (4.88m x 3.76m)

With window to the front elevation, fire surround, wood effect laminate floor, radiator.

### **Bedroom Five**

12' 2" x 9' 8" (3.71m x 2.95m)

With double glazed window to the rear elevation, fire surround, wood effect laminate floor, radiator.

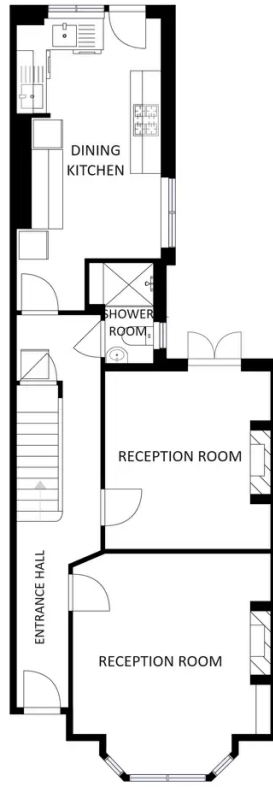
### **Front Garden**

Front forecourt.

### **Rear Garden**

A rear courtyard garden.





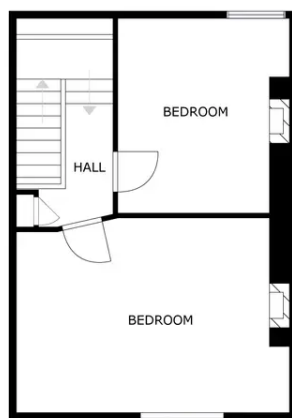
FLOOR 1



FLOOR 2







FLOOR 3



The property is well located for everyday local amenities and services, including local public and private schooling with Madani Muslim Secondary School situated on Evington Valley Road, and Masjid Umar Mosque and Islamic Centre both within minutes' walk of the property. Everyday amenities can be found along Evington Road, Leicester City Centre and neighbouring Stonegate and Clarendon Park. Leicester University, Leicester Royal Infirmary and Leicester General Hospital are also easily accessible.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

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