

Chaucer Street, Evington

Offers Over £350,000

A DISTINCTIVE PERIOD end terrace retaining much of its ORIGINAL CHARACTER with various original style features. The property is available with NO UPWARD CHAIN and the added benefit of garaging to the rear. A perfect foundation for a truly fabulous family home or investment.



0116 274 5544





Entrance Lobby

With storage cupboard, internal door leading to:

Entrance Hall

With stairs to first floor, original tiled floor, radiator.

Reception Room One

14' 6" x 16' 8" (4.42m x 5.08m)

Measurements into bay window and recess. With part stain glazed bay windows to the front and side elevations, picture rail, ceiling coving, original style fireplace, radiator.

Reception Room Two

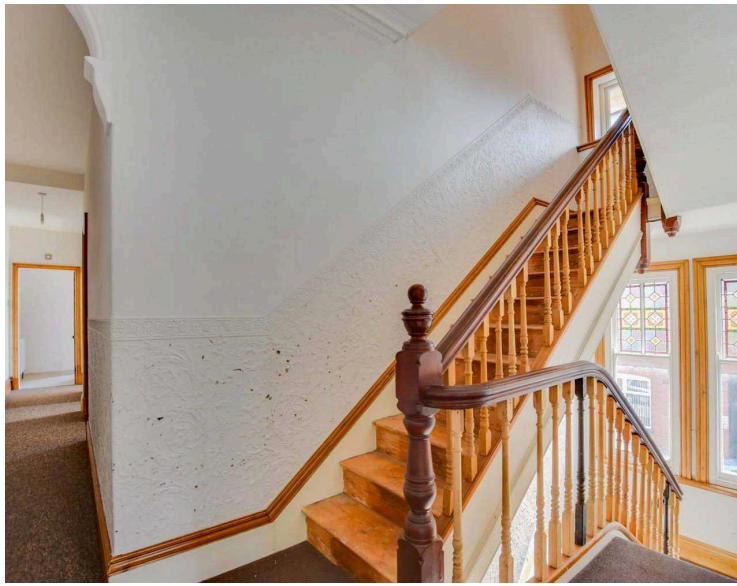
13' 0" x 13' 0" (3.96m x 3.96m)

With part stain glazed window to the side elevation, door to the rear elevation, picture rail, original style fireplace, radiator.

Kitchen Breakfast Room

22' 4" x 11' 0" (6.81m x 3.35m)

Maximum measurements. With two double glazed windows to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven oven and gas hob with stainless steel chimney hood over, plumbing for washing machine, wall mounted boiler, original storage cupboards, door to rear garden.



Cellar

12' 10" x 12' 7" (3.91m x 3.84m)

Accessed via the hallway, with power and lighting.

First Floor Galleried Landing

With two part stain glazed windows to the side elevation, stairs to second floor, radiator.

Bedroom One

16' 8" x 15' 0" (5.08m x 4.57m)

Measurements into bay window and recess. With part stain glazed bay windows to the front elevation, further window to the side elevation, ceiling coving, fireplace, radiator.

Bedroom Two

13' 2" x 12' 9" (4.01m x 3.89m)

With sash window to the rear elevation, part stain glazed window to the side elevation, fireplace, radiator.

Bathroom One

10' 10" x 5' 8" (3.30m x 1.73m)

With sash window to the side elevation, bath with mixer tap shower attachment, pedestal wash hand basin, low-level WC.

Bathroom Two

7' 2" x 5' 7" (2.18m x 1.70m)

With double glazed window to the side elevation, bath with shower over, pedestal wash hand basin, radiator

Separate WC

7' 1" x 2' 7" (2.16m x 0.79m)

With window to the side elevation, low-level WC.

Second Floor Landing

With window to the side elevation, original style storage cupboards, wooden floor, loft access.

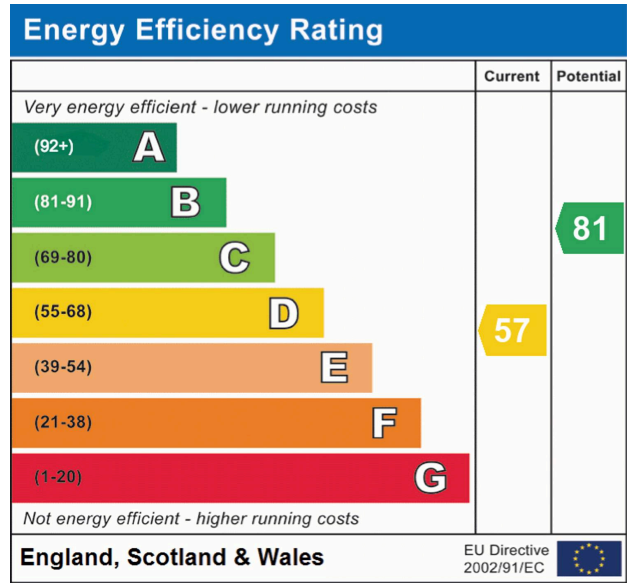
Bedroom Three

14' 6" x 14' 8" (4.42m x 4.47m)

Measurement into recess. With window to the front elevation, fireplace, wooden floor, radiator.







Bedroom Four

16' 3" x 12' 8" (4.95m x 3.86m)

With double glazed window to the rear elevation, cupboard, fireplace, wooden floor.

Front Garden

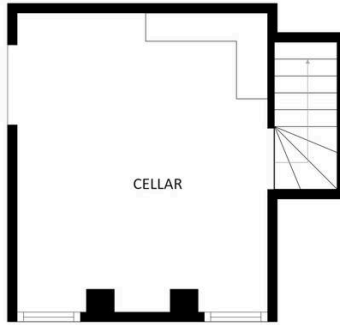
Gated access to front forecourt.

Rear Garden

Paved rear garden with gate to side access, side door leading to garage.

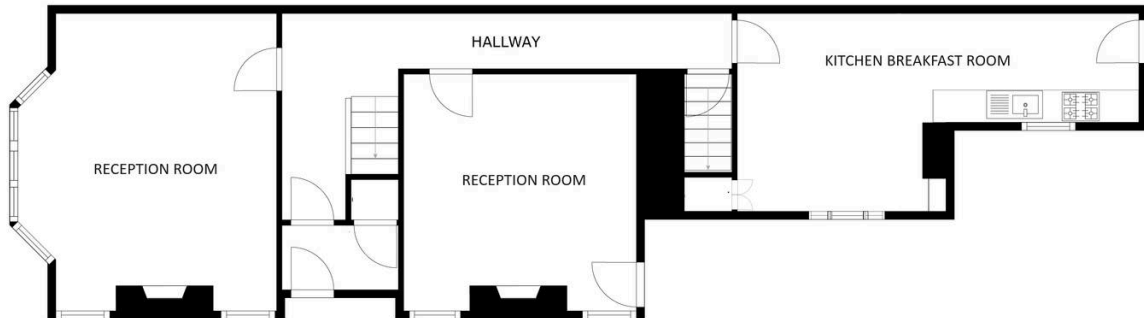
Garage

Measuring 17' x 9'2". Accessed via Chaucer Street, with roll up door to the front elevation.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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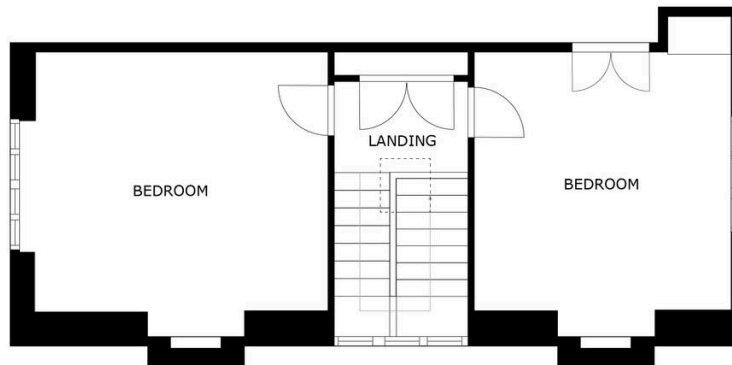
We'll keep you moving...





FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 4

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We'll keep you moving...





The property is well located for everyday amenities and services including local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General hospital, and is within close proximity to Victoria Park, Leicester City Centre and Queens Road shopping parade with its specialist shops, bars, boutiques and restaurants. London Road train station is also close by with links to Birmingham and London St Pancras.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.