

## Chaucer Street, Evington

Guide Price £255,000

A DISTINCTIVE PERIOD end terrace retaining much of its ORIGINAL CHARACTER with various original style features.  
For Sale by Modern Auction – T & C's apply, Subject to Reserve Price & Reservation Fee.







#### **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)

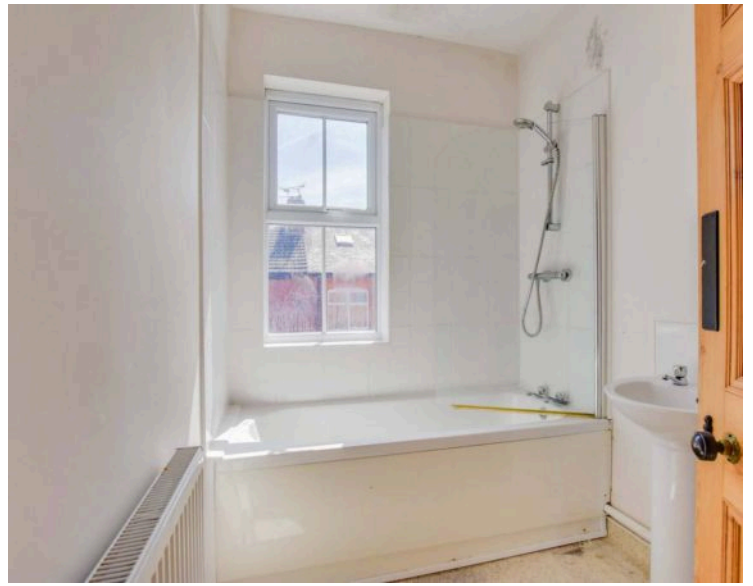
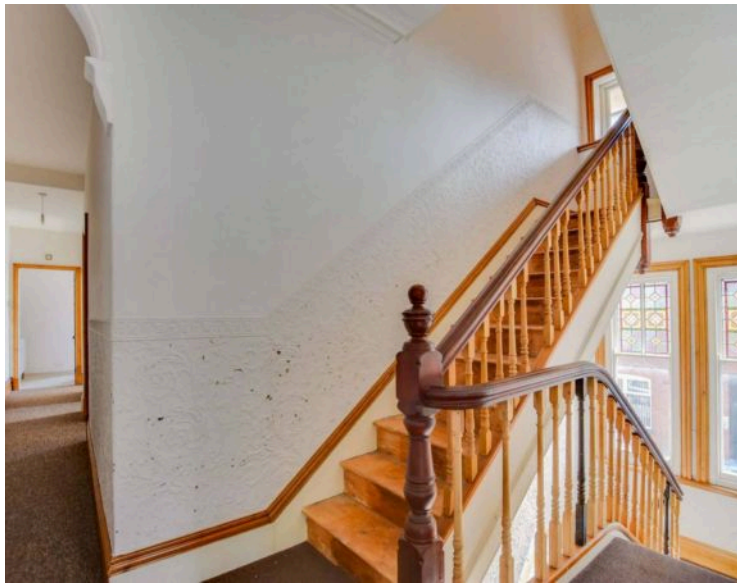
With part stain glazed window to the side elevation, door to the rear elevation, picture rail, original style fireplace, radiator.



#### **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)

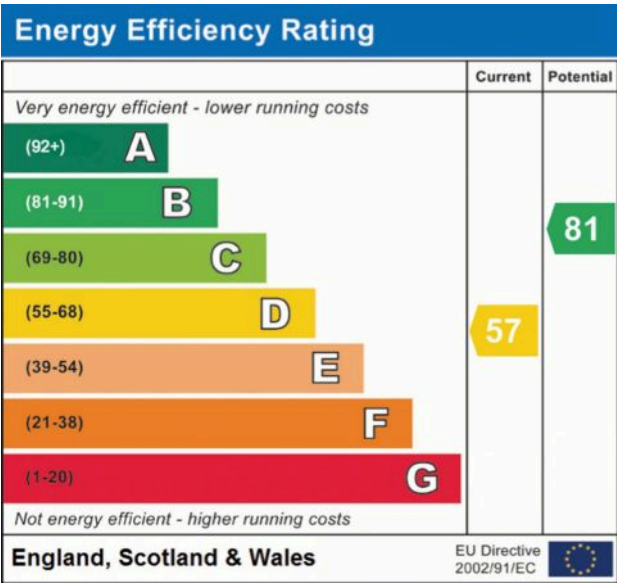
Measurement into recess. With window to the front elevation, fireplace, wooden floor, radiator.











**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.

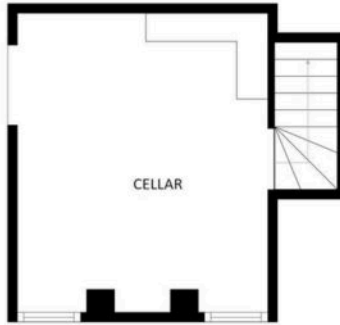
*This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).*

*If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.*

*A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.*

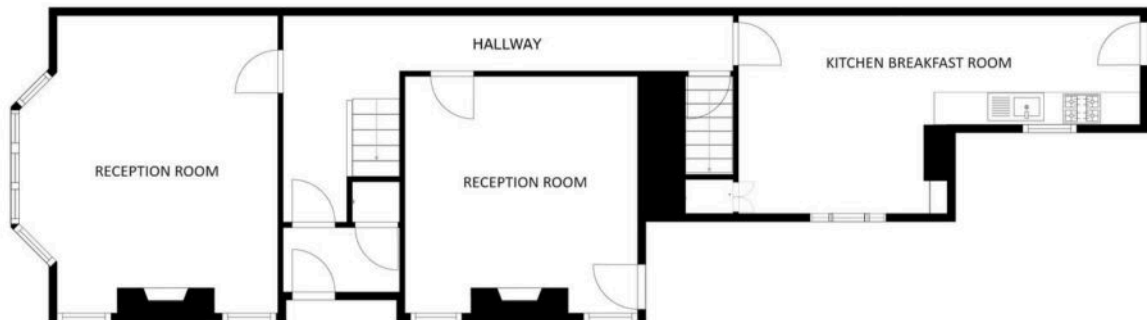
*The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.*

*Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.*



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



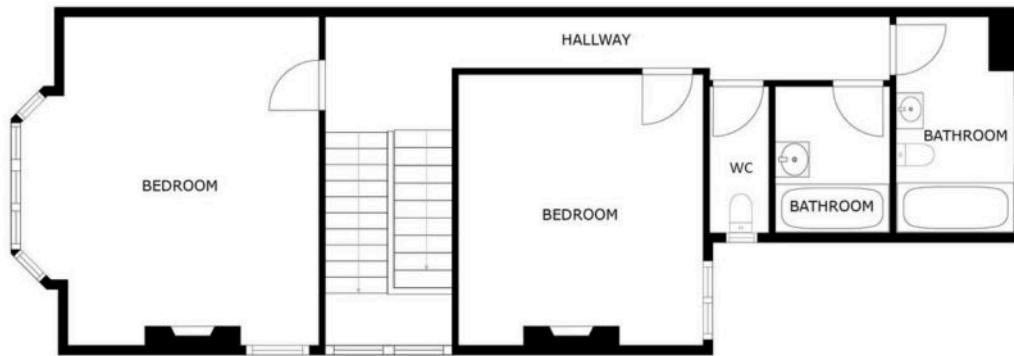
FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



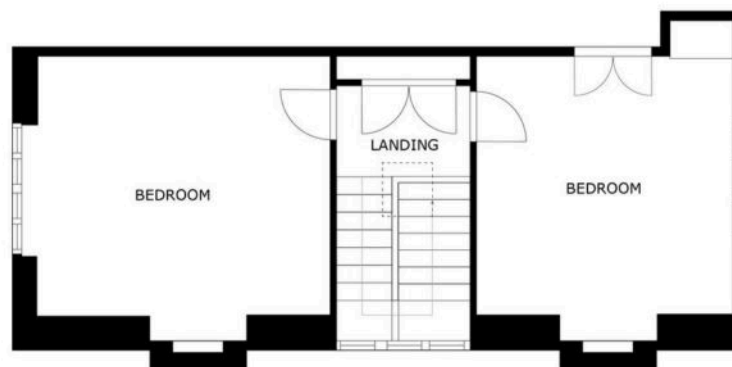
We'll keep you moving...





FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 4

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.