

## Nedham Street, Leicester

Offers Over £200,000

A two-bedroom terrace home in EVINGTON.

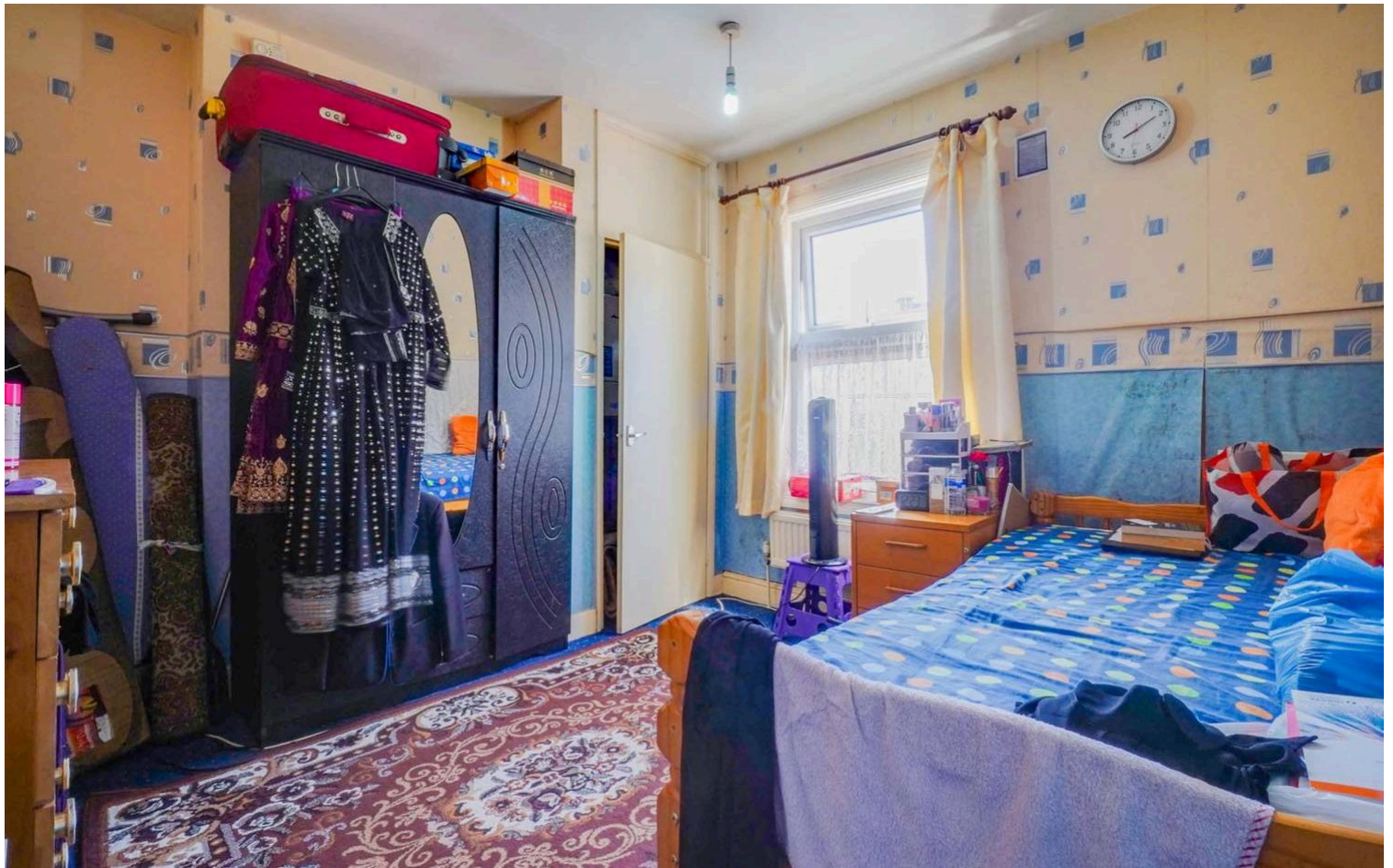
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D







### Lounge

11' 6" x 10' 5" (3.51m x 3.18m)

With a double-glazed window to the front elevation, meter cupboard, carpeting and radiator.

### Kitchen

11' 6" x 10' 9" (3.51m x 3.28m)

With a double-glazed window to the rear elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, under stairs storage, laminate flooring and a radiator.

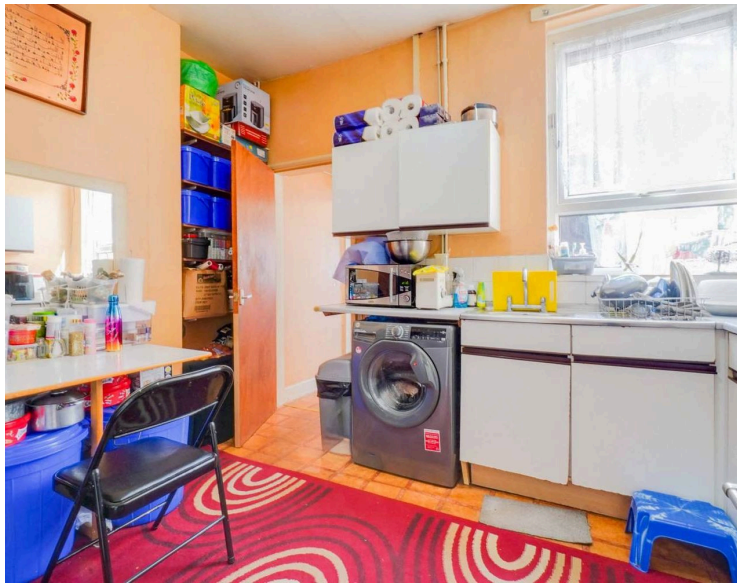
### Hallway

With a double-glazed door to the side elevation.

### Wet Room

6' 6" x 4' 11" (1.98m x 1.50m)

With a double-glazed window to the rear elevation, tiled walls, wash hand basin, WC, shower and a radiator.



### **First Floor Landing**

#### **Bedroom One**

11' 6" x 10' 6" (3.51m x 3.20m)

With a double-glazed window to the front elevation, carpeting and a radiator.

#### **Bedroom Two**

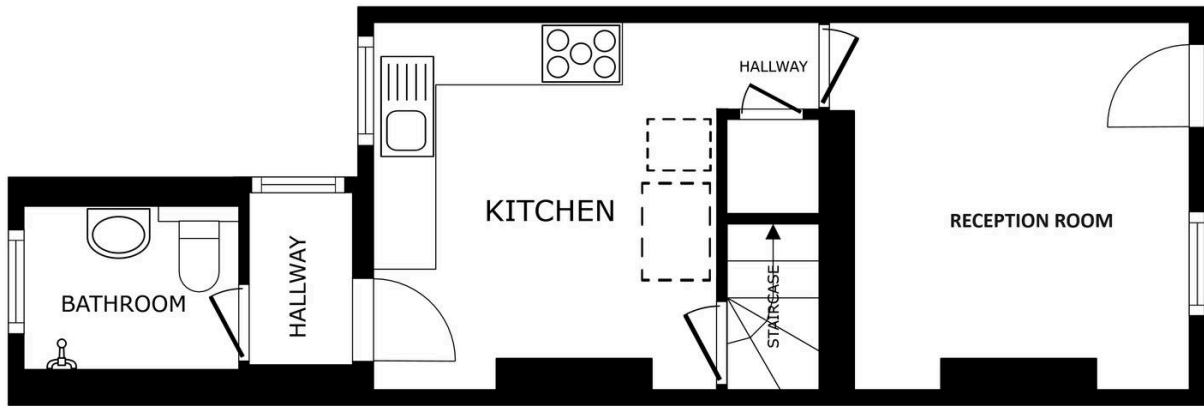
11' 6" x 10' 10" (3.51m x 3.30m)

With a double-glazed window to the rear, cupboard, carpeting and a radiator.

#### **Rear Garden**

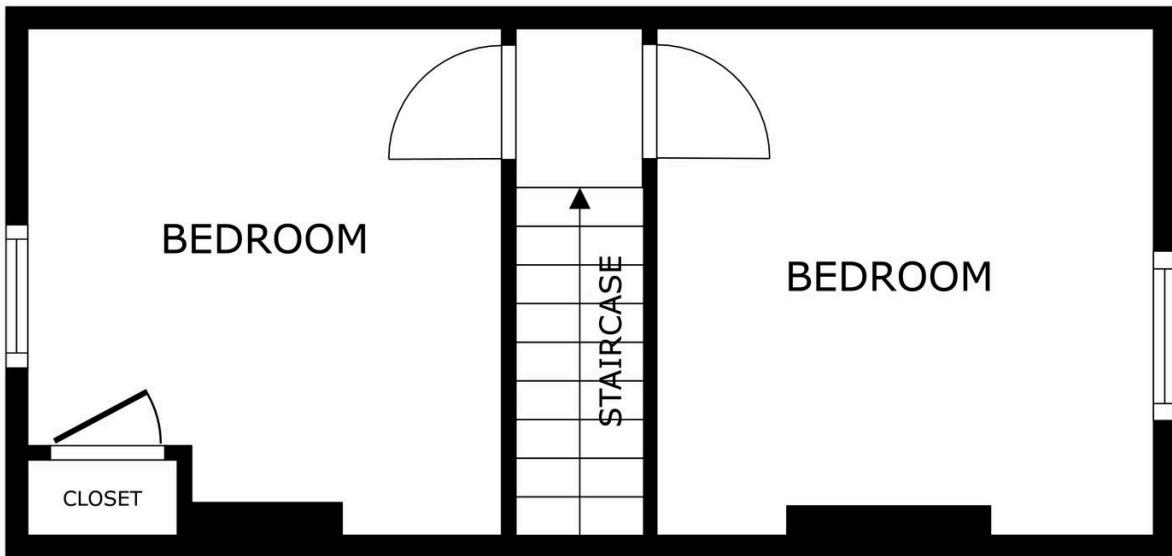
With concrete walling, slabbed patio area and rear gated access.





FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 33.8 sq.m. FLOOR 2 27.8 sq.m.  
 TOTAL : 61.6 sq.m.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 33.8 sq.m. FLOOR 2 27.8 sq.m.  
 TOTAL : 61.6 sq.m.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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