



Cromer Street, Highfields

Offers in Excess of £215,000

Mid-terrace property with NO UPWARD CHAIN, offering RENOVATION POTENTIAL, loft conversion opportunity, and PRIME LOCATION near Evington Road's amenities—ideal for customisation and investment.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

With stairs to the first floor landing.

Reception Room One

12' 3" x 12' 1" (3.73m x 3.68m)

With a double-glazed window to the rear elevation, gas fire (not tested) and open access to reception room two.

Reception Room Two

11' 1" x 9' 1" (3.38m x 2.77m)

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

Kitchen

13' 4" x 7' 2" (4.06m x 2.18m)

With a double-glazed door and window to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, an oven, hob, plumbing for a washing machine, pantry and a radiator.



First Floor Landing

With loft access and a radiator.

Bedroom One

13' 1" x 11' 3" (3.99m x 3.43m)

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

Bedroom Two

11' 0" x 9' 8" (3.35m x 2.95m)

With a double-glazed window to the rear elevation.

Bedroom Three

8' 10" x 8' 5" (2.69m x 2.57m)

With a double-glazed window to the rear elevation and a radiator (accessed via the bathroom).

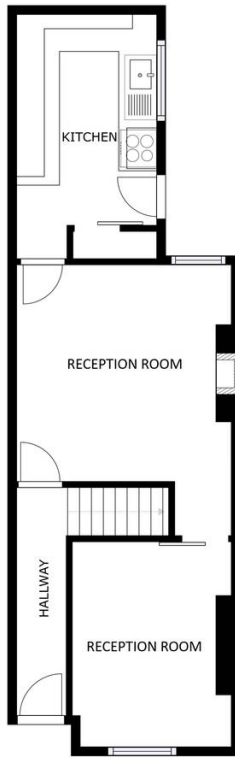
Bathroom

8' 9" x 7' 10" (2.67m x 2.39m)

With a double-glazed window to the side elevation, bath with shower over, wash hand basin, WC, cupboard housing the boiler and a radiator.

Rear Garden

A paved courtyard-style rear garden with two outside store, outside WC, shed and gate to the rear access,



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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We'll keep you moving...



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