

Hamilton Street, Highfields

£210,000

A mid terrace property providing an IDEAL FIRST TIME PURCHASE, ideally placed for access to the train station and Victoria Park. The property has a modern style fitted kitchen and TWO BEDROOMS.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Reception Room One

11' 6" x 11' 2" (3.51m x 3.40m)

With double glazed window to the front elevation, meter cupboard, gas fire, radiator.

Reception Room Two

12' 0" x 11' 1" (3.66m x 3.38m)

With double glazed window to the rear elevation, stairs to first floor with under stairs storage cupboard, radiator.

Kitchen

10' 0" x 6' 6" (3.05m x 1.98m)

With two double glazed windows to the side elevation, one and a half bowl stainless steel sink and drainer unit with a range of wall and base units with work surface over, plumbing for washing machine and dishwasher, gas cooker point, open aspect leading to conservatory.



Conservatory

7' 2" x 6' 4" (2.18m x 1.93m)

With double glazed door to the side elevation, vinyl floor.

First Floor Landing

With loft access having pull down ladder leading to partly boarded loft area with power and lighting.

Bedroom One

11' 7" x 11' 0" (3.53m x 3.35m)

With double glazed window to the front elevation, radiator.

Bedroom Two

12' 0" x 8' 0" (3.66m x 2.44m)

With double glazed window to the rear elevation, built-in cupboard, radiator.

Bathroom

10' 0" x 6' 6" (3.05m x 1.98m)

With double glazed window to the rear elevation, bath with electric shower over, pedestal wash hand basin, low-level WC, airing cupboard housing boiler, radiator.

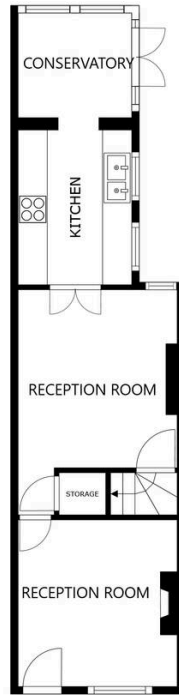
Rear Garden

Paved courtyard style rear garden.

Permit Parking

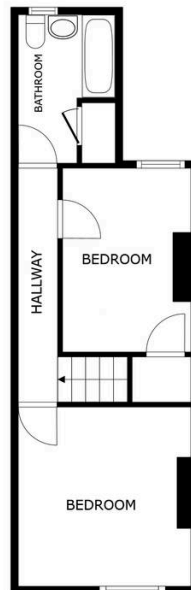
This property is situated within Leicester City Council's Permit E parking zone. Parking permits are subject to council regulations, which may change over time. Prospective buyers or tenants should verify eligibility, availability, and any associated costs directly with Leicester City Council before making any decisions regarding the property.

Knightsbridge Estate Agents provides this information for general guidance only and does not guarantee the issuance of permits. We recommend contacting Leicester City Council or visiting their website for the most up-to-date and accurate information regarding Permit E parking.



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...



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.