

FLOOR PLAN

DIMENSIONS

Lounge
11'97 x 12'82 (3.35m x 3.66m)

Dining Room
11'9 x 12'82 (3.58m x 3.66m)

Kitchen
12'56 x 6'39 (3.66m x 1.83m)

Landing

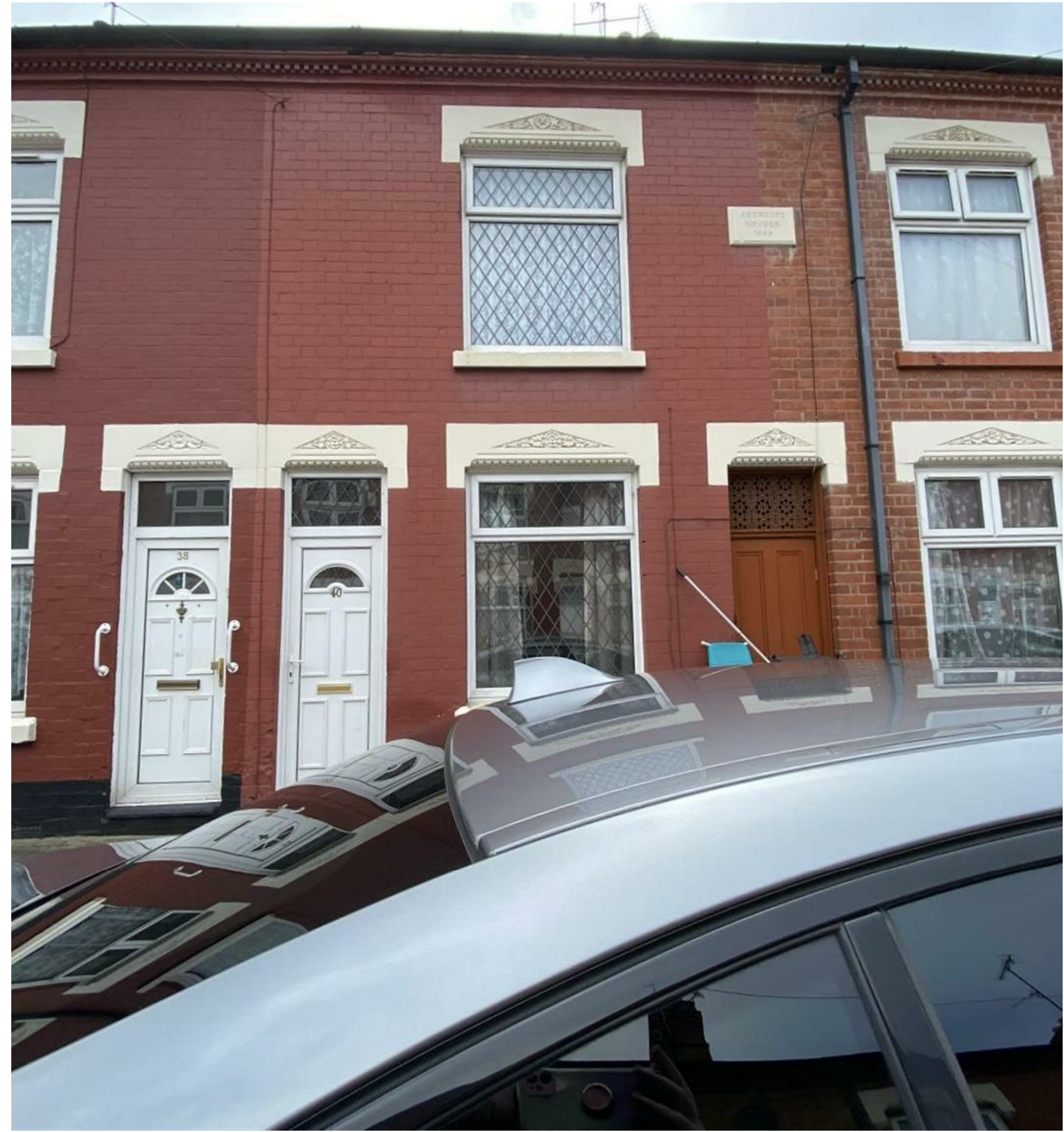
Bedroom One
12' x 12'05 (3.66m x 3.78m)

Bedroom Two
9'54 x 9' (2.74m x 2.74m)

Bathroom
12'63 x 6' (3.66m x 1.83m)



Total area: approx. 72.6 sq. metres (781.3 sq. feet)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

40 Coral Street, Belgrave, Leicester, LE4 5BD

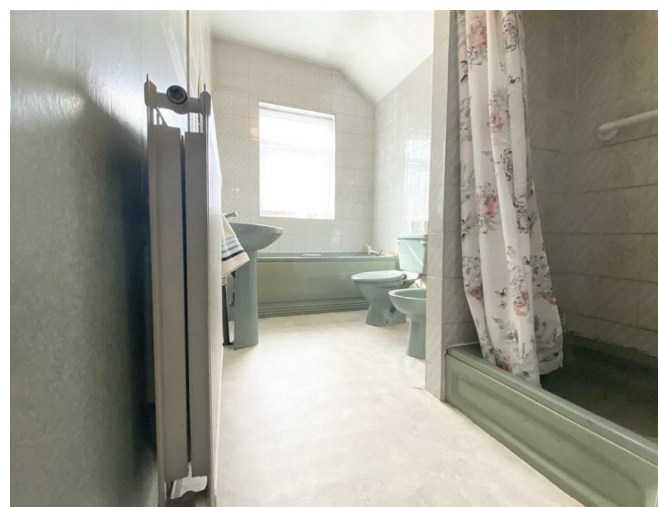
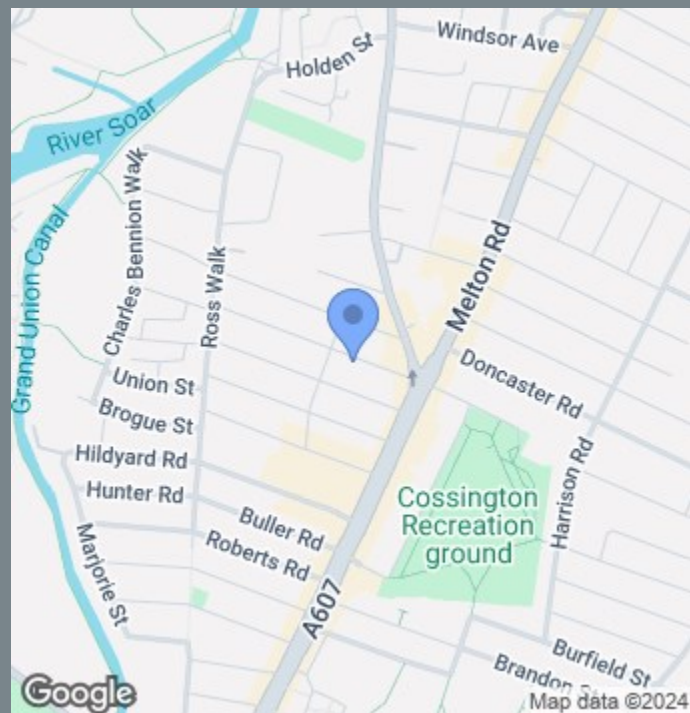
£240,000

OVERVIEW

- Ideal Investment Or First Time Purchase
- Sought After Area
- No Onward Chain
- Lounge & Dining Room
- Fitted Kitchen
- Two Bedrooms & Bathroom
- Enclosed Garden
- Viewing Essential
- EER Rating - tbc, Freehold
- Council Tax Band -

LOCATION LOCATION....

Belgrave is a vibrant neighbourhood which offers a diverse range of amenities including local shops, supermarkets, restaurants, and cafes. With excellent transport links via bus routes and proximity to the M1 motorway, residents enjoy easy access to the city centre and beyond.



THE INSIDE STORY

Nestled in a highly desirable area, this delightful 2-bedroom terraced home offers a perfect blend of comfort and convenience. With the added benefit of no chain, this property presents an ideal opportunity for first-time buyers, downsizers, or investors seeking a hassle-free purchase. Upon entry, you're greeted by a warm and inviting lounge, ideal for relaxation and entertainment. The adjoining dining room provides a spacious area for family meals or hosting guests, featuring ample natural light and a welcoming ambiance. The kitchen has a range of wall and base cabinets, a sink drainer with mixer tap, plumbing for a washing machine and space for a fridge and freezer. Travelling up to the first floor, you'll find two generously sized bedrooms, offering comfortable accommodations for residents or guests. The bathroom is fitted with a five piece suite comprising of low level wc, bidet, wash hand basin, bath and shower. Step outside to discover a private and enclosed garden space, perfect for outdoor gatherings, gardening enthusiasts, or simply enjoying the fresh air in a tranquil setting. Whether you're seeking a spot for al fresco dining or a peaceful retreat, this garden offers versatility and charm.

