



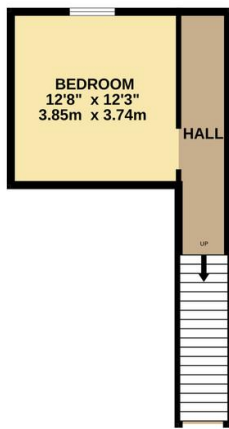
## FOR SALE

2 Bed Maisonette in Latimer Street, Leicester LE3 0QE  
£140,000

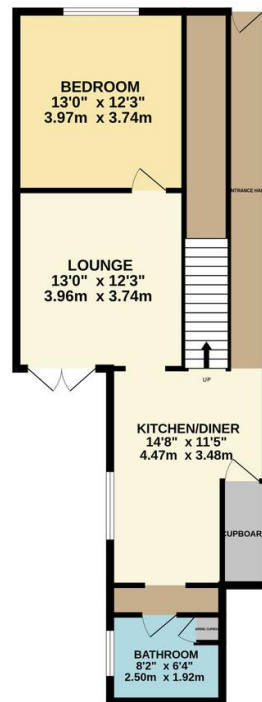
Beautifully converted two bedroom maisonette with freehold on Latimer Street, West End available for sale. Spread over two floors, the property comprises entrance hall, double bedroom, lounge, kitchen diner, utility area and bathroom with roll top bath on the ground floor, together with a second double bedroom and storage area in the basement and private garden to the rear.



**BASEMENT**  
264 sq.ft. (24.5 sq.m.) approx.



**GROUND FLOOR**  
725 sq.ft. (67.4 sq.m.) approx.



**TOTAL FLOOR AREA:** 989 sq.ft. (91.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for distribution purposes only and should not be used for any other purpose.

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

- Sold With No Upward Chain
- Two Double Bedrooms
- Spread Over Two Floors
- Original Features inc Working Fireplace
- Living Room
- Kitchen Diner
- Private Low Maintenance Garden
- Double Glazing & Worcester Boiler

