



Connells

Cambridge Street  
Leicester





## Property Description

The property has great access to a range of everyday local amenities, De Montfort University, University of Leicester, local schooling, the City Centre, Royal Infirmary, Leicester General Hospital and the Train Station.

Just a short distance away you will find further shopping amenities on Narborough Road.

The property is also well placed for its good transport links with motorway access to the M1 and M69, regular bus routes running to and from the City Centre and Fosse Park Shopping Centre. Additionally Leicester Train Station offers direct links to Birmingham New Street and London St Pancras.

The accommodation comprises of a Lounge, Dining Room, Kitchen, Three Bedrooms and a Bathroom.

There is also On Street Parking available.

## Lounge

With a radiator, carpet, and a bay window

## Dining Room

With a radiator, window, carpet and window

## Kitchen

With an oven, extractor fan, tiled walls, storage and a combi boiler

## Bedroom One

A double bedroom with a bay window, carpet and a radiator

## Bedroom Two

A double bedroom with a carpet and a radiator

## Bathroom

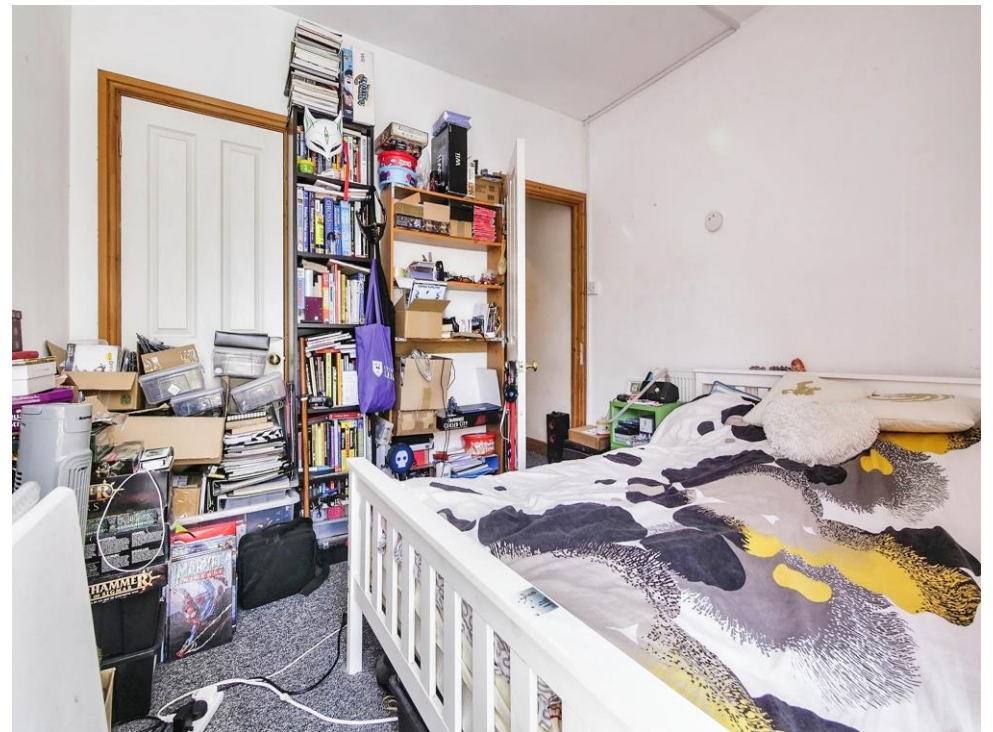
With a bath, sink and a toilet

## Bedroom Three

Located in the attic a double bedroom with a carpet, spotlights and a window















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/LTR321673](http://connells.co.uk/Property/LTR321673)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: LTR321673 - 0004