



Connells

Cherryleas Drive
LEICESTER



Property Description

Well-proportioned two double bedroom top floor maisonette standing on a good-sized rear plot with an open aspect view situated within walking distance of the local facilities and within a short drive of Leicester City Centre, DMU and the main Leicester Railway station.

The well-planned accommodation briefly comprises entrance hall, lounge/dining room, kitchen, inner hallway two double bedrooms and bathroom.

Single Garage in a block, the property would ideally suit the investment purchaser and first-time buyer alike and an early viewing is highly recommended.

Lounge/Dining Room

16' 10" x 11' 2" (5.13m x 3.40m)

Having a laminate flooring, radiator & window to the front

Kitchen

10' x 8' 8" (3.05m x 2.64m)

Fitted kitchen with a base units, sink, integrated hob and oven, plumbing for washing machine, tiled floor & rear facing window

Bedroom 1

8' 11" x 11' 11" (2.72m x 3.63m)

With carpet floor, radiator & front facing window

Bedroom 2

14' 10" x 11' 11" (4.52m x 3.63m)

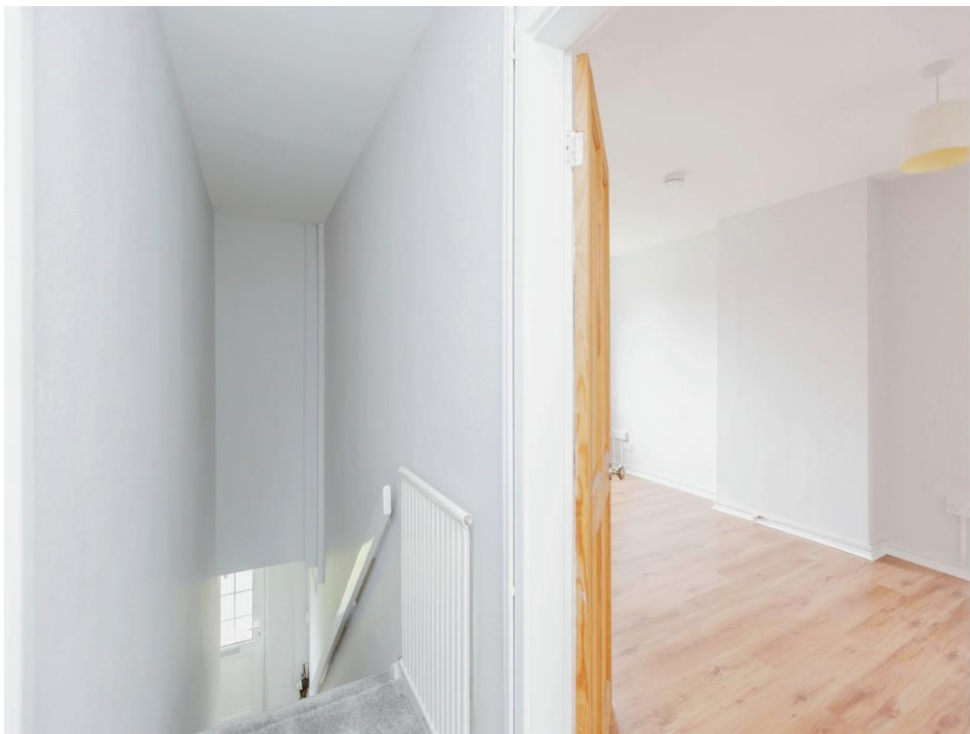
With carpet floor, radiator & rear facing window

Bathroom

5' 6" x 7' 6" (1.68m x 2.29m)

Fitted with a bath with shower over, toilet, wash hand basin with mirror over & window to the rear aspect









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR323009

This is a Leasehold property with details as follows; Term of Lease 144 years from 16 Aug 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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