



Connells

Saffron Lane
Leicester



Property Description

Positioned in a substantial row of villas, is this mid-terraced home with potential for customisation, offering the opportunity for the buyer to personalise the space through renovations and create their dream home. This property is SOLD AS SEEN & OFFERED WITH NO ONWARD CHAIN.

Bedroom One

12' 4" x 12' 7" (3.76m x 3.84m)

Double bedroom with storage cupboard, radiator and window to front elevation.

Bedroom Two

12' 4" x 9' 8" (3.76m x 2.95m)

Double bedroom with radiator and window to rear elevation.

Bathroom

Family bathroom comprising of a low level wc, wash hand basin, bath and window to rear elevation.

Lounge/Dining Room

30' 1" x 12' 7" (9.17m x 3.84m)

Open plan lounge/dining room with window to the front and rear elevations, radiators and a carpeted staircase ascending to first floor accommodation.

Kitchen

9' 8" x 5' 9" (2.95m x 1.75m)

Fitted with a range of wall and base units with contrasting worktops, stainless steel sink with mixer taps, space for a cooker and undercounter fridge/freezer and washing machine. Having an access door to the rear garden and a window.









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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22-24 Halford Street
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LTR324558



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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