

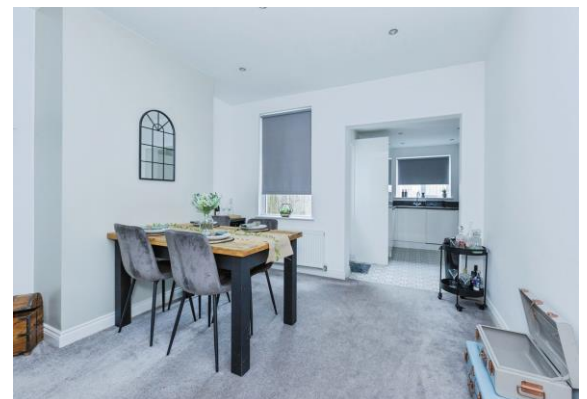
for sale

offers in excess of **£220,000**



## Cornwall Street Enderby Leicester LE19 4NF

This two bedroom terraced property would be an ideal First Time purchase. The property is in immaculate condition and comes complete with off road parking. The property has spacious rooms throughout and is being offered to the market with no onward chain. Viewing is highly recommended.





# Cornwall Street Enderby Leicester LE19 4NF

## Lounge/ Diner

27' 6" x 12' ( 8.38m x 3.66m )

In the lounge area there is a door and double glazed window to the front of the property, central heating radiator, spot lights to the ceiling and stairs rising to the first floor. The dining area has a central heating radiator, double glazed window to the rear, spot lights to the ceiling and an opening through to the kitchen.

## Kitchen

10' 8" x 8' 4" ( 3.25m x 2.54m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, integrated electric oven and gas hob with cooker hood over, integrated washing machine and dish washer, boiler cupboard, spot lights to the ceiling, double glazed window to the rear of the property and door to the side leading out to the garden.



## First Floor Landing

With stairs rising from the ground floor.

## Bedroom One

12' 1" x 11' 7" ( 3.68m x 3.53m )

With a double glazed window to the rear of the property, central heating radiator, storage cupboard, loft access and door to the en-suite.

## En-Suite

There is a bath, separate shower cubicle, wash hand basin, wc, partly tiled walls, heated chrome towel radiator and double glazed window to the rear of the property.

## Bedroom Two

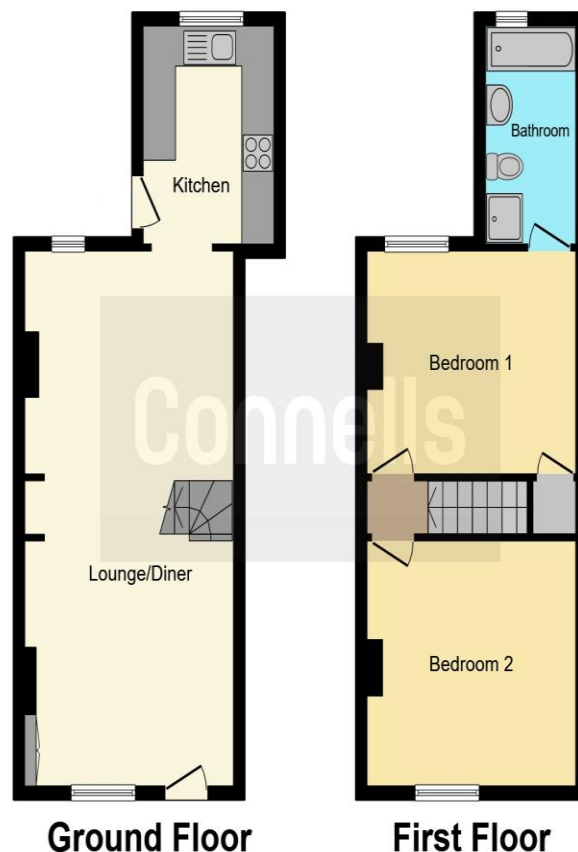
12' 1" x 11' 11" ( 3.68m x 3.63m )

With a double glazed window to the front of the property and central heating radiator.

## Outside

The rear garden is low maintenance and has fenced borders with a gate at the side leading to the off road parking.





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](http://www.focalagent.com)

### directions to this property:

Proceed out of Blaby along the Enderby Road, at the roundabout continue straight ahead, at the Foxhunter roundabout continue straight over towards the village of Enderby, taking a left hand turn onto Co-operation Street, following round onto King Street then turning left onto Cornwall Street where the property is located.

To view this property please contact Connells on

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

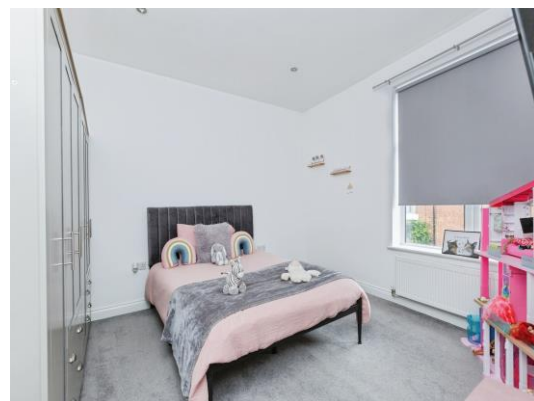
8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

Property Ref: BLA309611 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

**view this property online** [connells.co.uk/Property/BLA309611](http://connells.co.uk/Property/BLA309611)



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)