

FOR SALE

Mountcastle Road Leicester LE3 2BW



ASKING PRICE: £185,000

- Superb Mid Terrace Property
- 2 Reception Rooms & Kitchen
- Rear Enclosed Garden
- Conveniently Located Near to The City Centre
- 2 Bedrooms & Bathroom
- On Street Parking



Location

This property is located off Narborough Road and is conveniently located within close proximity to Leicester City Centre and many shops, restaurants, medical centres and much more. The property also benefits from bus links to and from the city centre.

Description

A well presented 2 bedroom home located off Narborough Road. The property briefly comprises of 2 good sized reception rooms, kitchen, 2 bedrooms to the first floor and bathroom. Externally, the property benefits from a rear enclosed garden and on street parking.

Accommodation

All measurements are approximate:

Entrance Hall – 11' 3" x 5' 1" (3.43m x 0.85m)

Reception Room 1 - 11' 6" x 7' 5" (3.50m x 2.26m)

Double glazed window to front, radiator, power point, pendent light fitting.

Reception Room 2 - 15' 6" x 11' 3" (4.72m x 3.43m)

Stairs to first floor, double glazed window to rear, radiator, power points, pendent light fitting.

Kitchen - 6' 2" x 12' 6" (1.88m x 3.81m)

Double glazed door to side, double glazed window to side, four burner gas hob, wall mounted units, power points, pendent light fitting.

Landing - Access to loft.

Bedroom 1 - 12' 6" x 11' 5" (3.81m x 3.48m)

Double glazed window to front, radiator, power point, pendent light fitting.

Bedroom 2 - 9' 7" x 12' 5" (2.92m x 3.78m)

Double glazed window to rear, built in cupboard, radiator, power point, pendent light fitting.

Bathroom - 6' 2" x 12' 5" (1.88m x 3.78m)

Double glazed window to rear, panelled bath, hot and cold mixer tap, wash hand basin, low level WC.

Tenure

Freehold

EPC

Band D.

Council Tax

The property falls within Band A.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

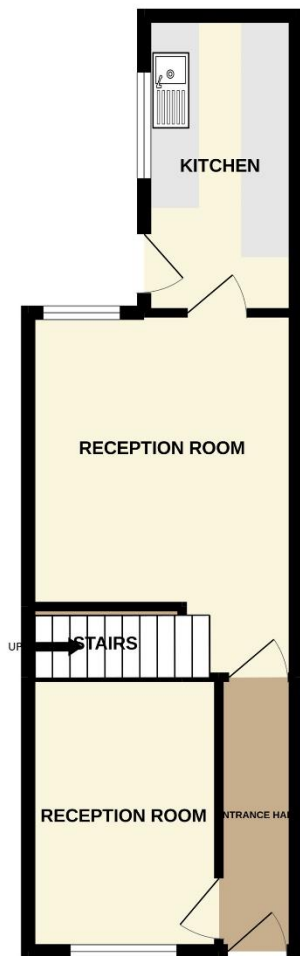
Tel: 0116 254 3373

Email: info@shonkibrothers.com



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
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