

FOR SALE

Danvers Road

Leicester

LE3 2AD



ASKING PRICE: £195,000

- A Superb, Bay Fronted, Victorian Mid Terrace Property
- Located In a Prime Position Off Narborough Road Which Benefits From Many Nearby Amenities
- Ideal Investment Opportunity
- Lounge, Dining Room, Kitchen, Lobby, WC, Bathroom & 3 Bedrooms
- Front Yard & Rear Enclosed Garden
- Gas Central Heating & Double Glazing
- Offered With No Upward Chain
- Currently Let At £800 PCM



Location

This property is located on Danvers Road, which is off Narborough Road and near to an array of amenities along Narborough Road. The area benefits from local schooling, a doctor's surgery, dental practice, restaurants and is within easy access to Leicester City Centre, Leicester Royal Infirmary, Fosse Park, nearby motorway networks and much more.

Description

A superb, bay fronted, Victorian mid terrace property, which is an ideal investment opportunity, within a prime location offering convenience. The property briefly comprises; lounge, dining room, kitchen, lobby with access to a separate WC, bathroom and rear garden. On the first floor, 3 spacious bedrooms. Externally, an enclosed yard to the front and a rear enclosed garden. This property is offered with no chain and is ideal for investors.

Accommodation

All measurements are approximate:

Lounge - 14' 1" x 11' 3" (4.29m x 3.43m)

Door to front, bay window to front, wood flooring, radiator, power points, pendant light fitting.

Dining Room - 12' 1" x 11' 3" (3.68m x 3.43m)

Window to rear, radiator, power points, pendant light fitting, stairs to first floor, cupboard under stairs.

Kitchen - 12' 8" x 6' 4" (3.86m x 1.93m)

Window to side, wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, electric oven, four burner gas hob with extractor fan over, plumbing for washing machine, boiler, tile splashback surrounds, power points, pendant light fitting.

Lobby

Door to side leading to rear garden, access to separate WC and bathroom, pendant light fitting.

WC

Double glazed window to side, low level WC, pendant light fitting.

Bathroom - 5' 9" x 5' 4" (1.75m x 1.62m)

Double glazed window to side, panelled bath with hot and cold tap and shower over, pedestal wash hand basin with hot and cold taps, tile splashback surrounds, radiator, pendant light fitting.

First Floor Landing

Access to loft.

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

Double glazed window to front, radiator, power points, pendant light fitting.

Bedroom Two - 12' 3" x 9' 5" (3.73m x 2.87m)

Double glazed window to rear, airing cupboard, radiator, power points, pendant light fitting.

Bedroom Three - 12' 6" x 6' 3" (3.81m x 1.90m)

Double glazed window to rear, radiator, power points, pendant light fitting.

Outside

Front yard and a rear enclosed garden.

Tenure

Freehold, subject to existing tenancies.

The property is currently let at £800pcm on a rolling AST from 04.09.2022

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

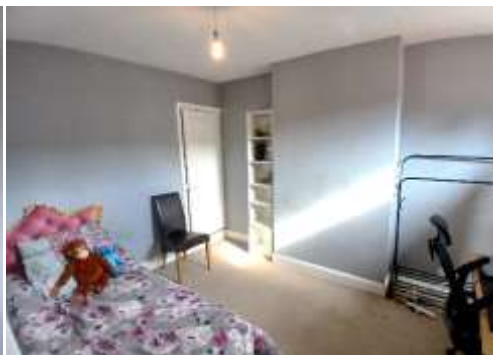
Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

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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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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.

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REGISTERED NUMBER: 5393795

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