

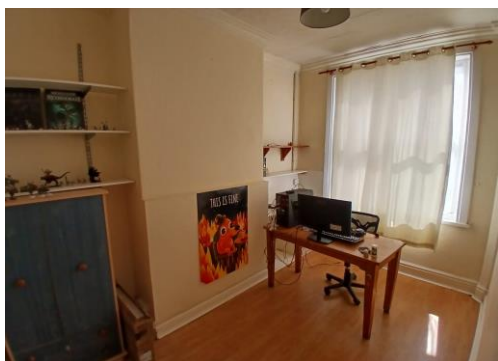
FOR SALE

Windermere Street Bede Island Leicester LE2 7GU



ASKING PRICE: £195,000

- A Superb & Well Presented Two Bedroom End of Terrace House
- Near To Many Local Amenities
- Located Off Walnut Street & Jarrom Street
- Entrance Hall, Two Reception Rooms, Kitchen, Lobby, WC & Store, 2 Bedrooms & Bathroom
- Rear Enclosed Yard
- Currently Let at £9,000 PAX



Location

This property is located on Windermere Street which is off Walnut Street and near to Jarrom Street, in the area of Bede Island. The property benefits from being within close proximity to De Montfort University & Leicester Royal Infirmary, and nearby amenities include supermarkets, shops, gyms and much more.

Description

A superb end of terrace property conveniently located near to many amenities all within walking distance of the property. On the ground floor, two spacious reception rooms, kitchen, lobby with access to a WC and store. On the first floor, 2 bedrooms and bathroom. Externally, a rear enclosed yard with a private and sunny outlook. The property is currently let until July 2026 at £9,000 PAX (£910 pcm).

Accommodation

All measurements are approximate:

Entrance Hall

Double glazed door to front, stairs to first floor, radiator, power point, pendant light fitting.

Reception Room One - 12' 3" x 8' 2" (3.73m x 2.49m)

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

Reception Room Two - 13' 1" x 11' 9" (3.98m x 3.58m)

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

Kitchen - 13' 2" x 6' 9" (4.01m x 2.06m)

Double glazed window to side, wall mounted units, base units and drawers, four burner gas hob with extractor fan over and oven, stainless steel sink with hot and cold mixer tap, plumbing for washing machine, power points, pendant light fitting.

Lobby

Access to WC and store, double glazed door to side.

Cloakroom WC

Store

First Floor Landing

Access to loft.

Bedroom One - 11' 7" x 11' 8" (3.53m x 3.55m)

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

Bedroom Two - 12' 4" x 9' 7" (3.76m x 2.92m)

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

Bathroom - 13' 4" x 7' 1" (4.06m x 2.16m)

Double glazed window to rear, panelled bath with shower, mixer taps and screen, pedestal wash hand basin with mixer taps, low level WC, radiator, pendant light fitting.

Outside

Rear enclosed yard.

Tenure

Freehold, subject to existing tenancy.

The property is currently let until July 2026 at £9,000 PAX (£910 pcm).

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

Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

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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

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

