

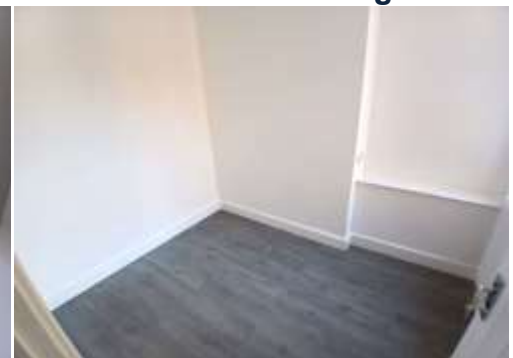
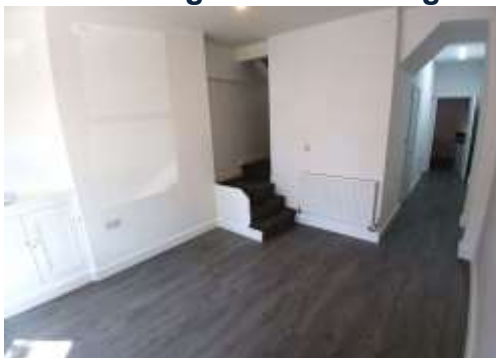
FOR SALE

**Norman Street
Off Narborough Road, Leicester
LE3 0BB**



ASKING PRICE: £285,000

- A Beautifully Presented & Recently Renovated 4 Bedroom & 2 Bathroom Mid Terrace House
- Located Within a Popular Residential Area & Near To Many Local Amenities
- Offered With No Chain
- Designed For A Long Term Let
- Modern & Stylish Features Throughout
- Reconfigured To Provide Functional Living Accommodation
- Lounge, Newly Fitted Kitchen, 4 Bedrooms & 2 Newly Fitted Shower Rooms
- Damp Proofed, New Roof, New Boiler, Rewired, Redecorated & New Flooring



Location

This property is located on Norman Street, which is off Narborough Road. The property benefits from being within close proximity to an array of amenities along Narborough Road and is within walking distance to Tesco Superstore, local schooling, parks and much more.

Description

A beautifully renovated 4-bedroom and 2-bathroom mid terrace home, perfectly situated within a convenient and popular residential area of Leicester. The property boasts high quality finishes throughout and has thoughtfully been reconfigured to provide a spacious and modern living accommodation. Ideal for investors as a long term let.

The ground floor briefly comprises; spacious lounge with stairs to the first floor, newly fitted contemporary kitchen, modern fitted shower room and fourth bedroom. To the first floor, 3 spacious and well-presented bedrooms and an additional newly fitted shower room. Externally, a front and rear yard.

The property has been recently renovated throughout, recent renovations include: damp proofing, new roof, new boiler installed, full rewire, wall insulation, replastered, reskimmed and redecorated, new carpets and flooring. The property has been reconfigured and benefits from two newly fitted shower rooms and kitchen.

Accommodation

All measurements are approximate:

Lounge - 14' 9" x 11' 1" (4.49m x 3.38m)

Double glazed bay window to front, radiator, power points, pendant light fitting, stairs to first floor.

Kitchen - 10' 1" x 6' 6" (3.07m x 1.98m)

Double glazed window to side, door leading to rear yard, wall mounted units, base units and drawers, stainless steel sink with mixer tap, four burner electric hob with extractor fan over, electric oven, boiler, plumbing for washing machine, power points, pendant light fitting.

Bedroom Four - 7' 4" x 9' 0" (2.23m x 2.74m)

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

Shower Room - 5' 3" x 9' 0" (1.60m x 2.74m)

Shower cubicle, wash hand basin with mixer tap, low level WC, radiator, pendant light fitting.

First Floor Landing

Access to loft.

Bedroom One - 13' 7" x 11' 1" (4.14m x 3.38m)

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

Bedroom Two - 9' 0" x 7' 4" (2.74m x 2.23m)

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

Bedroom Three - 10' 1" x 6' 6" (3.07m x 1.98m)

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

Shower Room - 3' 4" x 7' 3" (1.02m x 2.21m)

Shower cubicle, wash hand basin with mixer tap, low level WC, radiator, pendant light fitting,

Outside

Front and rear yard.

Tenure

Freehold.

EPC

Band E.

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

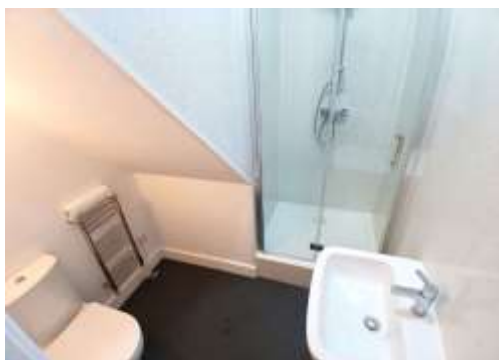
Leicester City Council.

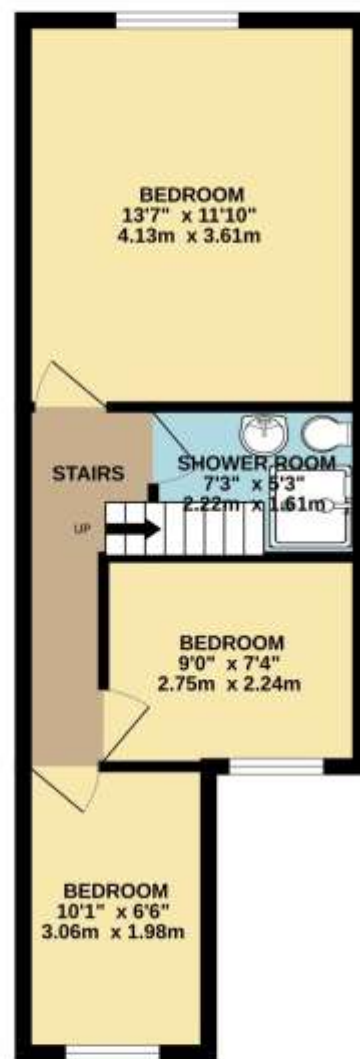
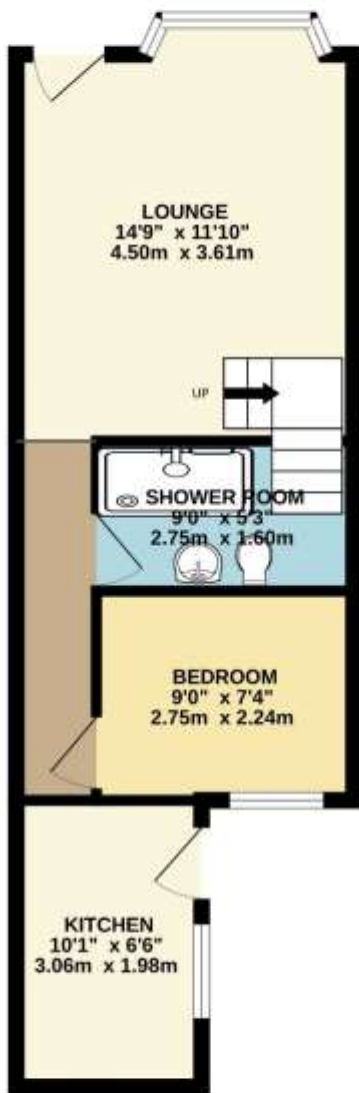
Kal Sangra, Shonki Brothers Ltd

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TOTAL FLOOR AREA : 757 sq.ft. (70.3 sq.m.) approx.

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 on 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

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

