



Abney Street, Leicester LE5 5AB

welcome to

Abney Street, Leicester

Charming two-storey home with two reception rooms, kitchen and bathroom on the ground floor and three bedrooms with an additional bathroom on the first floor. Benefits from a private rear yard and excellent transport links. Ideal choice for first-time buyers, families, or investors.

Entrance Hall

Door to the front.

Lounge

11' 2" x 8' 1" (3.40m x 2.46m)

Window to the front and radiator.

Dining Room

12' 10" x 10' 10" (3.91m x 3.30m)

Window to the rear, storage cupboard and radiator.

Kitchen

19' 1" x 7' 1" (5.82m x 2.16m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, combi boiler, integrated oven and hob. Window to the side.

Bathroom

Window to the side, shower cubicle, WC, hand wash basin and radiator.

First Floor Landing

With storage cupboard and loft access.

Bedroom One

11' 3" x 12' 8" (3.43m x 3.86m)

Window to the front and radiator.

Bedroom Two

10' 6" x 9' 9" (3.20m x 2.97m)

Window to the rear and radiator,

Bedroom Three

7' 4" 7 x 7' 1" (2.24m 7 x 2.16m)

Window to the rear and radiator.

Bathroom

Window to the side, shower cubicle, WC and hand wash basin.

Rear Of Property

The property benefits from a private rear yard, perfect for outdoor enjoyment.





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welcome to

Abney Street, Leicester

- Three Bedroom Mid Terraced
- Two Bathrooms
- Two Receptions Rooms
- Fitted Kitchen
- Private Yard

Tenure: Freehold EPC Rating: E

£270,000



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

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Property Ref:
LHS119503 - 0003

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