





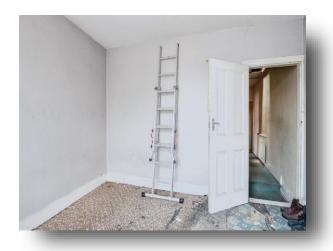


welcome to

Devana Road, Leicester

CASH BUYERS ONLY. Three bedroom end terraced property with a shop commercial unit in a popular residential area, requiring full renovation. On street parking available. Requires full renovation













Lounge

14' 4" x 10' 10" (4.37m x 3.30m)
Central heating and single glazed window. In need of full renovation.

Shop Unit

14' 7" x 14' 7" (4.45m x 4.45m)
Previously used as a shop unit with its own outdoor entrance. In need of full renovation.

Kitchen

11' 6" x 9' 9" (3.51m x 2.97m) Kitchen area currently a shell needs a total renovation.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

11' 5" x 11' 2" (3.48m x 3.40m) Central heating and single glazed window.

Bedroom Two

12' 6" x 10' 7" (3.81m x 3.23m) Central heating and single glazed window.

Bedroom Three

9' 5" x 9' 5" (2.87m x 2.87m) Central heating and single glazed window.

Bathroom

Central heating and single glazed window. W/c, sink and bath tub. In need of full renovation.





welcome to

Devana Road, Leicester

- CASH BUYERS ONLY
- Three Bedroom End Terraced
- **Shop Commercial Unit**
- On Street Parking
- **Requires Full Renovation**

Tenure: Freehold EPC Rating: F

Council Tax Band: A

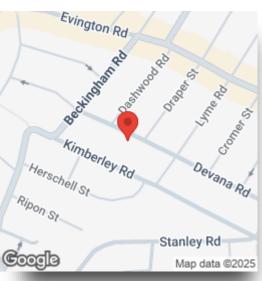
offers in the region of

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS119235



Property Ref: LHS119235 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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