

FOR SALE



Abbey
Lettings & Sales



Bosworth Street

Leicester, LE3 5RD

Offers over £180,000



Welcome to Bosworth Street, Leicester - a charming location for this beautiful 2-bedroom mid-terrace house built in 1900. This property boasts a cosy reception room with log burner, perfect for relaxing or entertaining guests. With 936 sq ft of space, there's plenty of room to make this house your home.

Situated across the road from the picturesque Fosse Recreation Park, you'll have easy access to green spaces for leisurely strolls or picnics. Additionally, being within walking distance to the city centre, you'll enjoy the convenience of shops, restaurants, and entertainment venues right at your doorstep.

Whether you're a first-time buyer looking for a cozy abode to call your own or an investor seeking a property with great potential, this house is ideal for both. And the best part? It comes with no chain, making the buying process smoother and quicker.

Don't miss out on this fantastic opportunity to own a piece of history in a prime location. Book a viewing today and envision the endless possibilities this charming property has to offer.



Reception Room 1 11'11" x 11'1" (3.639 x 3.384)

Composite front door, ceiling light point, double glazed window, electric effect log burner with surround, radiator, tv & bt points, storage cupboard housing the meters, laminate wood flooring and door leading to reception room 2.

Reception Room 2 16'1" x 11'0" (4.927 x 3.356)

Ceiling light point, double glazed window, log burner with surround, radiator, tv point, storage cupboard, laminate wood flooring and door leading to stairs & kitchen.

Kitchen 11'11" x 7'0" (3.657 x 2.145)

Ceiling spot light points, 2 double glazed windows, a fully fitted kitchen offering base and wall cupboards, oak worktops, sink with hot and cold mixer tap, integrated electric oven, hob with extractor fan, plumbing for dishwasher, laminate wood flooring, radiator and UPVC door leading to the rear garden.

Stairs & 1st Floor Landing

Ceiling light point, loft hatch, carpeted flooring and doors leading to bedroom 1, 2 and bathroom.

Bedroom 1 12'8" x 11'10" (3.863 x 3.623)

Ceiling light point, double glazed window, radiator, a feature cast iron fire place, tv point and carpeted flooring.

Bedroom 2 12'9" x 9'7" (3.893 x 2.941)

Ceiling light point, double glazed window, radiator, a feature cast iron fire place, built in wardrobe, tv point and laminate wood flooring.

Bathroom 12'6" x 6'5" (3.812 x 1.978)

Ceiling light point, double glazed window, radiator, combi boiler, vinyl flooring, a 3 piece bathroom suite comprising of bath with thermostatic shower over, wash hand basin and toilet.

Externally

To The Rear of The Property

There is an enclosed paved yard with storage/utility room and steps leading to patio area.

Storage/Utility Room

Ceiling light point, double glazed window, plumbing for washing machine and UPVC door.

Additional Information

Council Tax Band: A

How To Make An Offer - Please email with any offers along with proof of funds and mortgage in principle. Please include a photo ID and a recent utility bill with your current address this will then be submitted to the vendor.

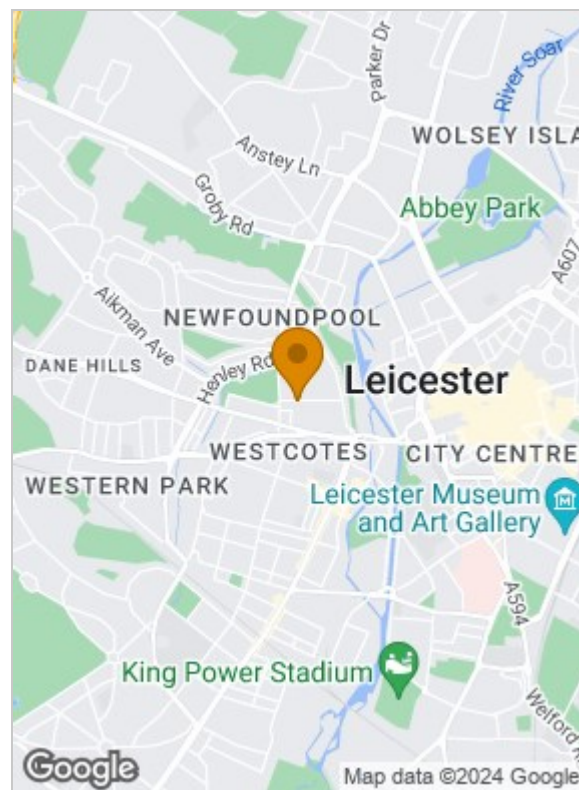
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees, or third parties should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Abbey Lettings & Sales. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programs, please ask at our office.

Free Property Valuations! - If you have a house to sell then we would love to provide you with a free no-obligation valuation.

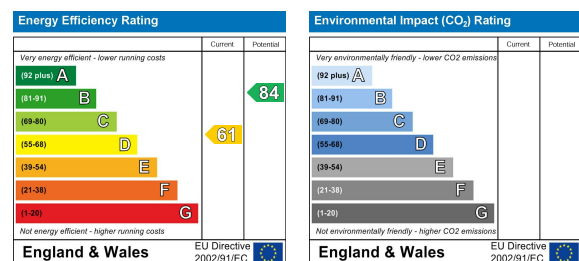
Area Map



Floor Plans



Energy Efficiency Graph



101 Buckminster Road, Leicester, Leicestershire, LE3 9AT
Tel: 01162963300 Email: enq@abbeyls.com https://www.abbeyls.com