

# **TURNER STREET CITY CENTRE LEICESTER** LE1 6WY

£260,000

#### **FEATURES**

Freehold

- Two self contained flats
- Current combined rental of Three storey property £1175pcm
- Great location
- Walking distance to LRI, DMU and City Centre

Chain free

• Three bedrooms in total

x2 lounges

• x2 office / study rooms



















## 3 Bedroom Mid Terraced House for sale in LE1

**BASEMENT** 

**GROUND FLOOR** 

**ENTRANCE HALLWAY** 

**GROUND FLOOR FLAT** 

**LOUNGE** 

13'10" x 13'4"

Carpeted, radiator, single glazed bay window

**KITCHEN** 

12'3" x 8'11"

Base units with worktops over, sink with mixer tap and drainer, splashback tiles, space for freestanding cooker, plumbing for washing machine, space for fridge / freezer, lino flooring, radiator, single glazed window

#### **BATHROOM**

WC, wash hand basin, bathtub, lino flooring, partly tiled walls, radiator, extractor fan

#### **BEDROOM**

10'2" x 10'0"

Carpeted, radiator, single glazed window

**PLAYROOM** 

10'0" x 6'5"

Laminate flooring, radiator, single glazed window

OFFICE / STUDY

7'3" x 5'5"

Laminate flooring, single glazed window

WC

WC, wash hand basin, laminate flooring

FIRST FLOOR FLAT

LOUNGE

18'6" x 13'3"

Carpeted, x2 radiators, x2 uPVC double glazed windows

KITCHEN / DINER

12'7" x 10'0"

Wall and base units with worktops over, sink with mixer tap and drainer, space for freestanding cooker, space for washing machine, space for fridge / freezer, radiator, laminate flooring, splashback tiles, storage cupboard, uPVC double glazed window

**BEDROOM** 

13'10" x 12'2"

Carpeted, radiator, storage cupboard, uPVC double glazed window

**BATHROOM** 

WC, wash hand basin with mixer tap, bathtub with shower overhead, radiator, laminate flooring

SECOND FLOOR

#### **BEDROOM**

14'0" x 12'1"

Carpeted, radiator, uPVC double glazed window

#### OFFICE / STUDY

13'10" x 5'7"

Carpeted, radiator, skylight window

#### **OUTSIDE**

Mainly slabbed yard to the rear with brick walls surround

#### **ADDITIONAL INFO**

Tenure: Freehold EPC rating: tbc

Council Tax Band: A (each flat)

Council Tax Rate: £1,528.34 (each flat)

Mains Gas: Yes

Mains Electricity: Yes Mains Water: Yes Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre

Broadband

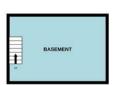








 BASEMENT
 GROUND FLOOR
 1ST FLOOR
 2ND FLOOR









Whilst every altempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other liters are approximate and on responsibility to laken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Nethory & CO2C.

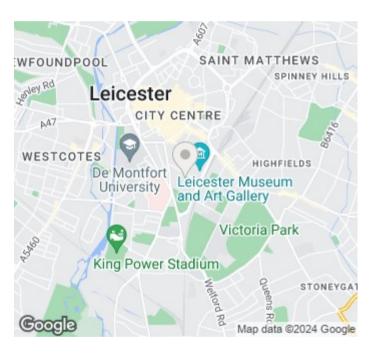
#### Call us on

### 0116 266 9977

info@seths.co.uk www.seths.co.uk

#### **Council Tax Band**

A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

