

# LANCASTER PLACE OFF LANCASTER ROAD LEICESTER LE1 7HB

£185,000

### **FEATURES**

- Cash Buyers Only
- Grade II Listed Semi Detached House
- Walking distance to Colleges / Universities, Train Station + City Centre
- Kitchen
- Shower Room + WC

- Freehold
- No Chain
- Living Room + Dining Room
- Three Bedrooms
- Wrap around garden















# 3 Bedroom Semi - Detached House for sale in Leicester

### **GROUND FLOOR**

### **ENTRANCE HALL**

### LIVING ROOM

13'0" x 10'7"

Carpeted, radiator, fireplace, x2 windows

### **DINING ROOM**

11'6" x 9'6"

Carpeted, radiator, fireplace, x2 windows

### **KITCHEN**

13'3" x 7'8"

Wall and base units with worktops over, space for freestanding cooker, sink with drainer, plumbing for washing machine, space for fridge / freezer, lino flooring, partly tiled walls, x2 windows, access to downstairs WC and rear garden

### WC

WC, lino flooring, window

### FIRST FLOOR

### BEDROOM 1

11'6" x 9'6"

Carpeted, radiator, fitted wardrobes, window

### BEDROOM 2

13'0" x 10'7"

Carpeted, radiator, x2 windows

### BEDROOM 3

7'9" x 7'1"

Carpeted, radiator, window

### **SHOWER ROOM**

WC, wash hand basin with mixer tap, shower cubicle, tiled flooring, tiled walls, radiator, extractor fan, window

### **OUTSIDE**

Wrap around garden with hedges surround

### **ADDITIONAL INFO**

Tenure: Freehold EPC rating: tbc Council Tax Band: B Council Tax Rate: £1,873

Mains Gas: Yes

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

Broadband availability: Full Fibre

### NOTE

These are draft details. Final details are awaited including the possibility of a parking space to the rear of the property accessed via a private road.















GROUND FLOOR 1ST FLOOR





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

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**Council Tax Band** 

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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.

