



## Oliver Street, Leicester

- Offered to market with no upward chain
- Two bedrooms
- Kitchen
- Conveniently located for access to the city and local amenities, shops and schools
- Modernisation project
- Ideal first time buyer or Investor opportunity
- Living room
- Garage
- Three piece Bathroom suite with shower over bath
- 360 Virtual Tour

**Offers Over £170,000**

**Tenure: Freehold**

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# Oliver Street, Leicester

## DESCRIPTION

Nestled on the outskirts of Leicester city you will find this end terrace house which is hidden away in a private residential area and benefits from being offered to market with no upward chain.

The property would require updating for a modern style of living but would be an ideal project for first time buyers and investors seeking a promising opportunity to do so. Internally the home has a living room, an open plan kitchen-diner, two bedrooms and a three piece bathroom suite with shower over the bath.

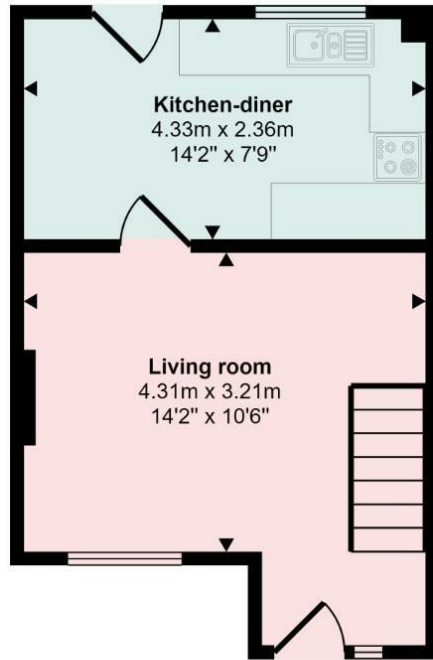
Outside the rear garden has fence panelling to two sides with chip stone and patio paving and gated access to the garage.

Whether you're a first-time buyer looking for a place to call your own or an investor, don't miss out on the chance to own this property with all the potential it has to offer and convenient position for access to local shops, schools and amenities

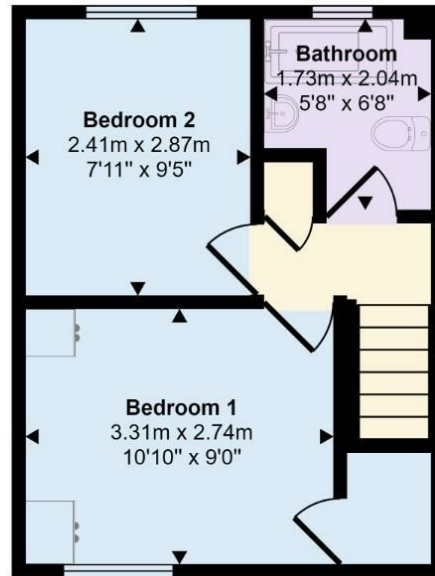
Contact your local Hunters estate agents in Wigston today to arrange a viewing and take the first step towards making this house your home.



Approx Gross Internal Area  
52 sq m / 555 sq ft



Ground Floor  
Approx 26 sq m / 285 sq ft



First Floor  
Approx 25 sq m / 270 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

Tel: 0116 366 0660 Email:

wigston@hunters.com <https://www.hunters.com>



Council Tax: A

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		85	
	61		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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