



## Sheridan Street, , Leicester, LE2 7NH

- Two double bedrooms
- Open plan lounge-dining
- Enclosed rear garden
- Gas central heating
- Close to schools and shops
- Modern re-fitted kitchen
- Re-fitted bathroom suite
- Brick storage and outside WC
- Double glazing
- Excellent transport links

**£200,000**





# Sheridan Street, , Leicester, LE2 7NH

## DESCRIPTION

This delightful mid-terrace house offers a wonderful opportunity for first-time buyers or savvy investors looking for a property with great rental potential. Recently refurbished to an excellent standard, this Victorian-style home boasts open plan living, two spacious double bedrooms and a modern bathroom, ensuring comfort and style throughout.

Upon entering, you are greeted by an open-plan lounge and dining room, creating a bright and welcoming space for relaxation and entertaining. The modern re-fitted kitchen is both functional and stylish, perfect for those who enjoy cooking. The first floor features two generously sized double bedrooms, providing ample space for rest and privacy. The contemporary three-piece bathroom suite, complete with a shower over the bath, adds to the home's modern appeal.

The property is situated on the fringe of the city, offering convenient access to local hospitals, sporting arenas, shops, schools, and leisure centres. Excellent public transport links make commuting a breeze, enhancing the overall desirability of this location.

Outside, the enclosed garden to the rear features decorative stone, providing a low-maintenance outdoor space. Additionally, there is a brick-built storage area and a separate outside WC, adding practicality to the property.

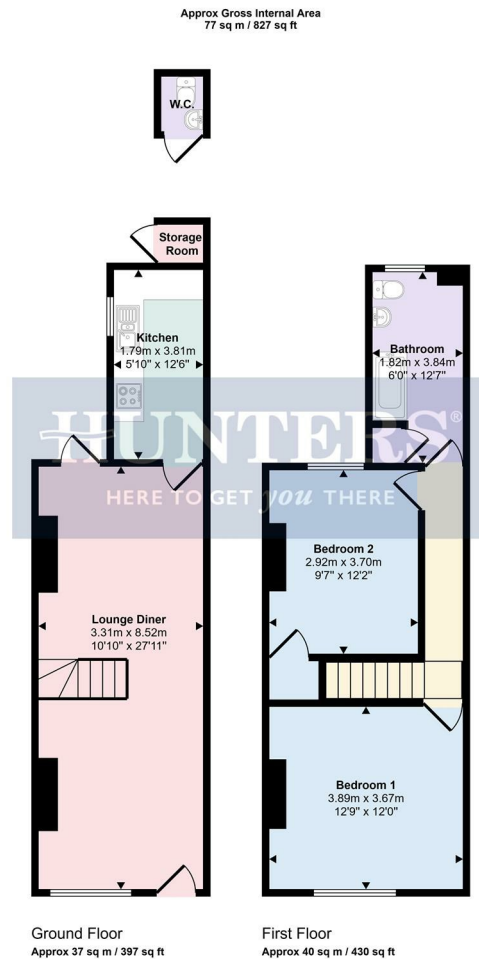
With gas central heating and double glazing, this home is not only aesthetically pleasing but also energy-efficient. Being sold with no upward chain, the sale process is straightforward, allowing you to move in, unpack, and start living from day one. For further information and to arrange a viewing, please contact your local Hunters estate agents in Wigston.











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 Snappy 360.

### Viewings

Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

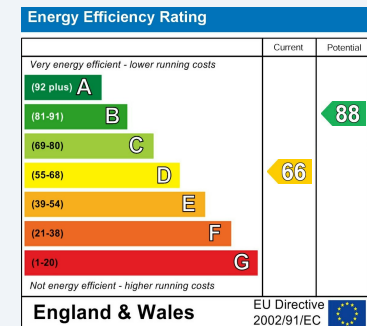
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## 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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

