



**Cambridge Street, Leicester LE3 0JP**

**welcome to**

## **Cambridge Street, Leicester**

Well-presented two-bedroom terraced home on Cambridge Street, LE3. Featuring two reception rooms, kitchen with utility room, permit parking and a rear courtyard. Ideal for first-time buyers or investors with minimal work required.

### **Entrance Hall**

Door to the front.

### **Lounge**

Bay window to the front, original fire place and hardwood flooring.

### **Reception Room Two**

Double glazed window to the rear and hardwood flooring.

### **Kitchen**

Fitted kitchen comprising of base units with work surfaces over, sink drainer unit, tiled flooring and space for appliances. Double glazed window to the side.

### **Utility Room**

Double glazed window to the side, tiled flooring and door to the side.

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

Double glazed bay window to the front, carpeted and loft access.

### **Bedroom Two**

Double glazed window to the front, integrated cupboard and carpeted.

### **Bathroom**

Double glazed window to the rear, bath with shower over, WC, hand wash basin and hardwood flooring.

### **Rear Of Property**

To the rear of the property is a courtyard garden.

### **Agents Note**

The vendor has advised that the property benefits from residential permit parking and the permit is £30 per annum. Any prospective buyer is advised to clarify this information with their legal representative.





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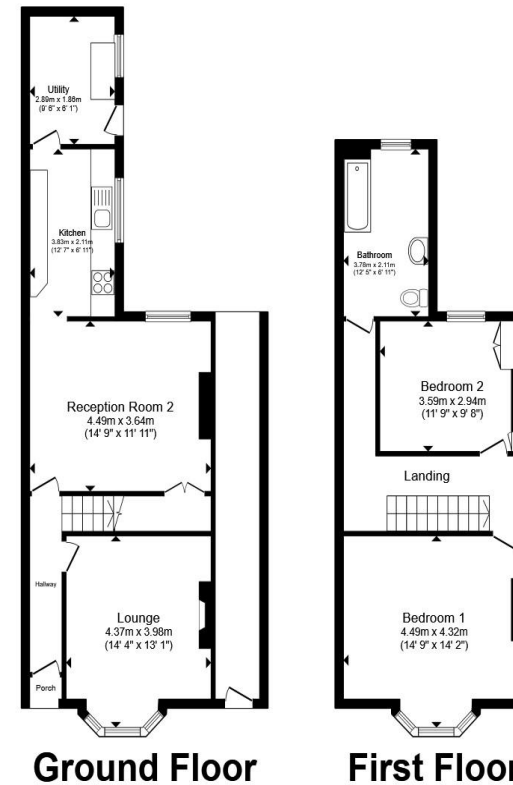
welcome to

## Cambridge Street, Leicester

- Mid Terraced
- Two Bedrooms
- Two Reception Rooms
- Utility Room
- Rear Courtyard Garden

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

offers over  
**£200,000**



Total floor area 111.4 m<sup>2</sup> (1,199 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
LHS120403 - 0002

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