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11 Latimer Street
West End, LE3 0QF

Offers Over £160,000

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11 Latimer Street

West End, Leicester, LE3 0QF

A 2 bedroom Victorian terraced house situated in popular location approx 1 mile from city centre. The property is in generally sound order with full gas central heating, UPVC double glazed windows with stone sills, a replacement concrete tile roof. The accommodation comprises on the ground floor, lounge, dining room, kitchen. Upstairs there is a passaged landing leading to 2 bedrooms and a bathroom. Private walled yard to rear with shared side entry. Street parking only. Easy access to regular public transport, university, railway station & an excellent range of shops. Offered for sale with no upward chain! Freehold. Council tax band A

Lounge

11'0" x 10'8" (3.36m x 3.27m)

The first of two good sized reception rooms. Hardwood panelled entrance door, UPVC double glazed window to front, fitted carpet, radiator.

Dining Room

11'10" x 10'9" (3.61m x 3.28m)

UPVC double glazed window to rear, fitted carpet, radiator, door to enclosed staircase to first floor.

Kitchen

12'4" x 5'11" (3.77m x 1.82m)

Hardwood panelled door to side, UPVC double glazed window to side, vinyl flooring, radiator. The kitchen is fitted with a basic range of units, stainless steel sink unit, provision for usual appliances including plumbing for washing machine. There is a wall mounted Baxi boiler (approx 10 years old)

First floor: passaged landing

A passaged landing at the top of the stairs provides independent access to both bedrooms and the bathroom. Radiator, access to loft.

Bedroom One

12'4" x 10'11" (3.77m x 3.35m)

A good sized double bedroom. UPVC double glazed window to front, fitted carpet, radiator, feature cast iron Victorian fireplace.

Bedroom Two

11'10" x 9'3" (3.62m x 2.83m)

UPVC double glazed window to rear, fitted carpet, radiator, recessed cupboard.

Bathroom

9'1" x 5'11" (2.77m x 1.81m)

UPVC double glazed opaque window to rear, radiator, fitted with a three piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin, wc, airing cupboard housing hot water cylinder.

Outside

There is partially restricted street parking. To the rear there is a private walled yard with outbuildings.

Local Authority & Council Tax Information LCC

This property falls within Leicester City Council (www.leicester.gov.uk)
It has a Council Tax Band of A which means a charge of £1685.83 for tax year ending March 2027
Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.
For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school




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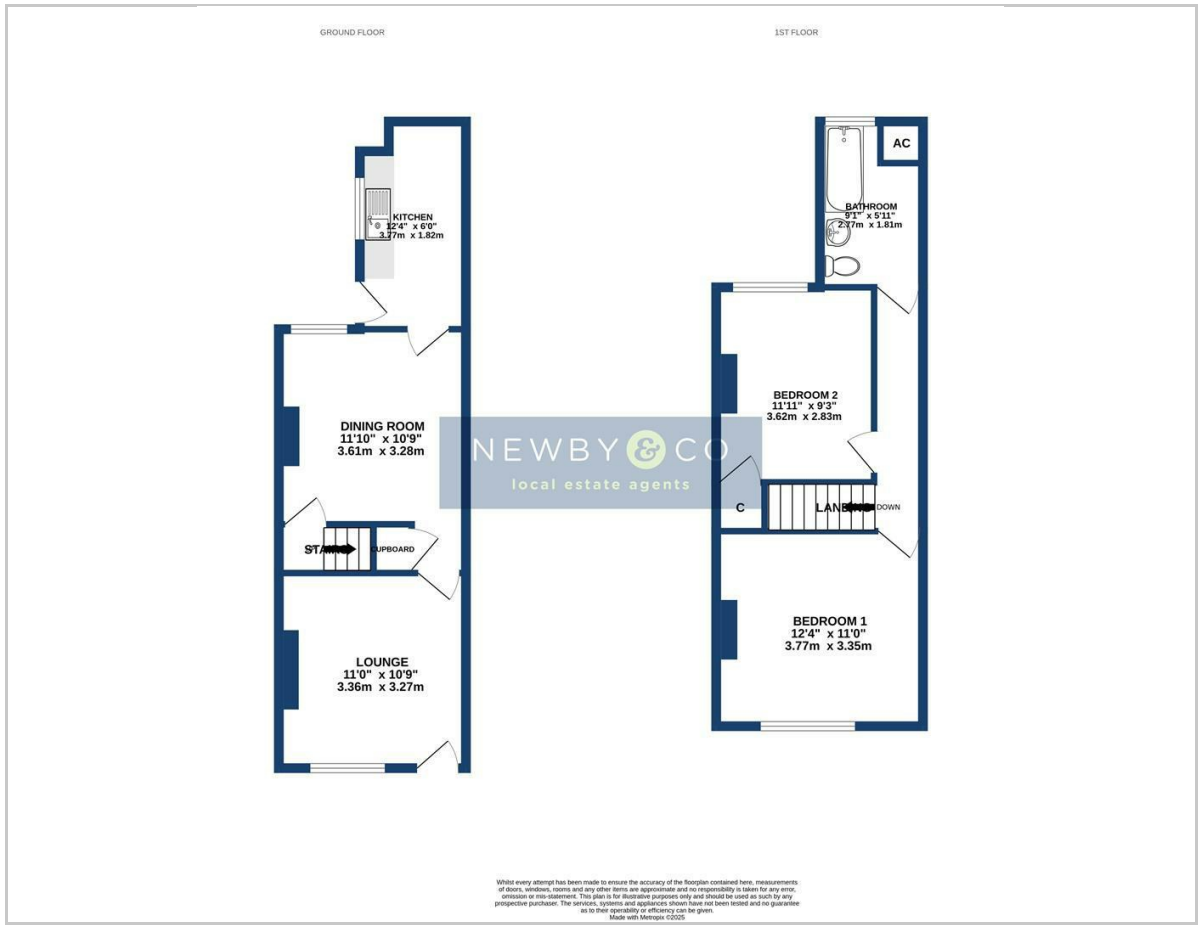




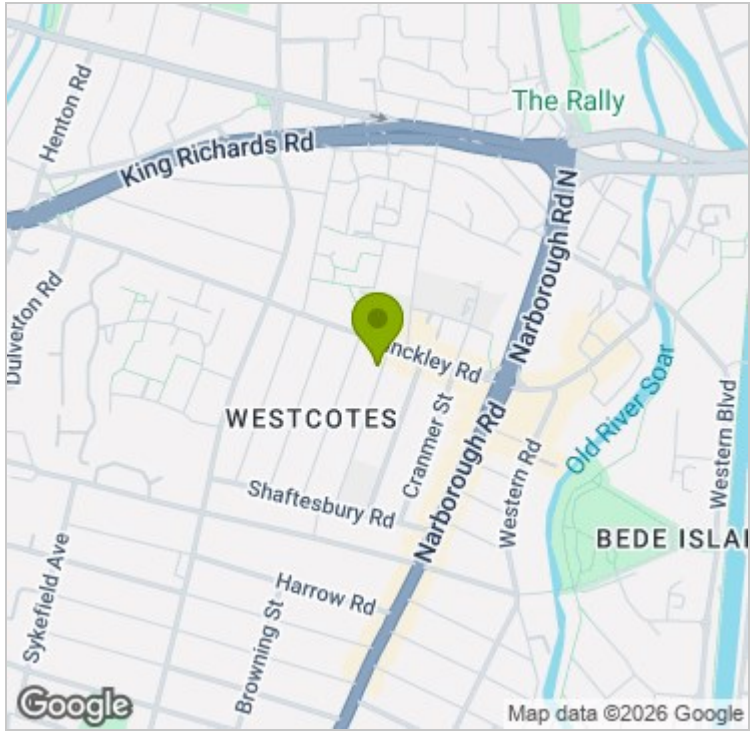



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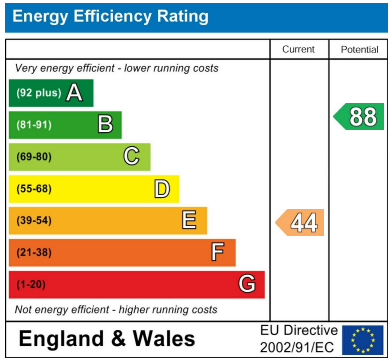
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Glenfield Office on 0116 2990 990
if you wish to arrange a viewing appointment for this property or require further information.

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