NEWBY & CO
local estate agents

10 Nugent Street

Off Fosse Road North, LE3 5HH

Offers Over £170,000

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10 Nugent Street

Off Fosse Road North, Leicester,

A 2 bedroom Victorian terraced house situated in popular location approx 1 mile from city centre. The property is in good order with full gas central heating (combi boiler), UPVC double glazed windows. The accommodation comprises on the ground floor, lounge, dining room, kitchen. Upstairs there is a passaged landing leading to 2 bedrooms and a bathroom with 4 piece suite. 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

11'5" x 10'10" (3.49m x 3.32m)

Timber panelled entrance door, UPVC double glazed window to front, fitted carpet, radiator, cornicing.

Dining Room

15'4" x 10'10" (4.68m x 3.32m)

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

Kitchen

9'11" x 6'5" (3.03m x 1.97m)

Timber glazed single door, UPVC double glazed window to side, vinyl flooring, radiator, fitted with a range of base, drawer & eye level units, work surfaces, tiled splashback, stainless steel sink. Provision for cooker & washing machine. Wall mounted Glowworm combination boiler.

First Floor Landing

Fitted carpet, access to loft.

Bedroom One

12'5" x 11'5" (3.81m x 3.48m)

UPVC double glazed window to front, fitted carpet, radiator, recessed cupboard, feature fireplace.

Bedroom Two

12'4" x 9'9" (3.77m x 2.99m)

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

Bathroom

9'11" x 6'4" (3.04m x 1.94m)

UPVC double glazed opaque window to rear, radiator, vinyl flooring, panelled bath, separate shower cubicle with mains shower, pedestal wash hand basin, wc.

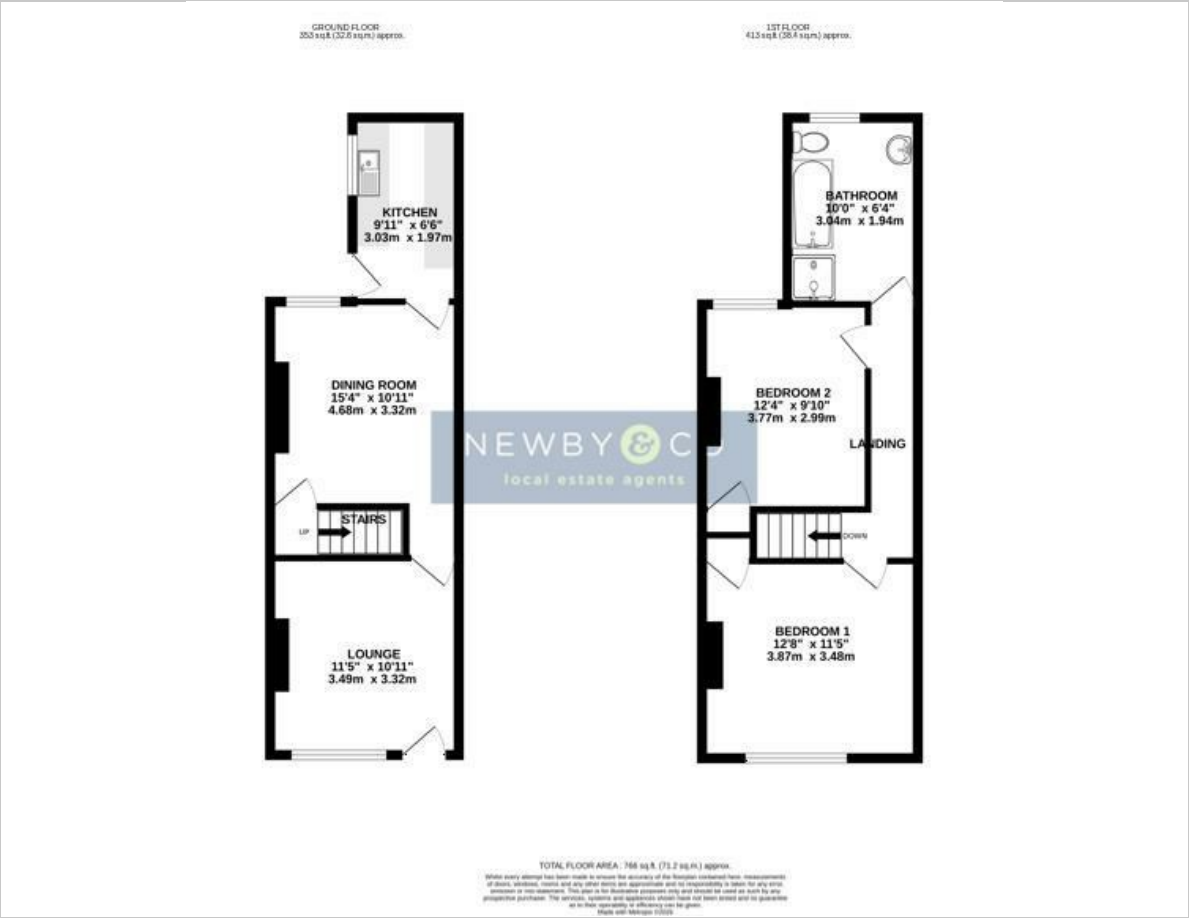
Outside

The private rear yard has 2 brick store, gate to side, mutual access with neighbour.

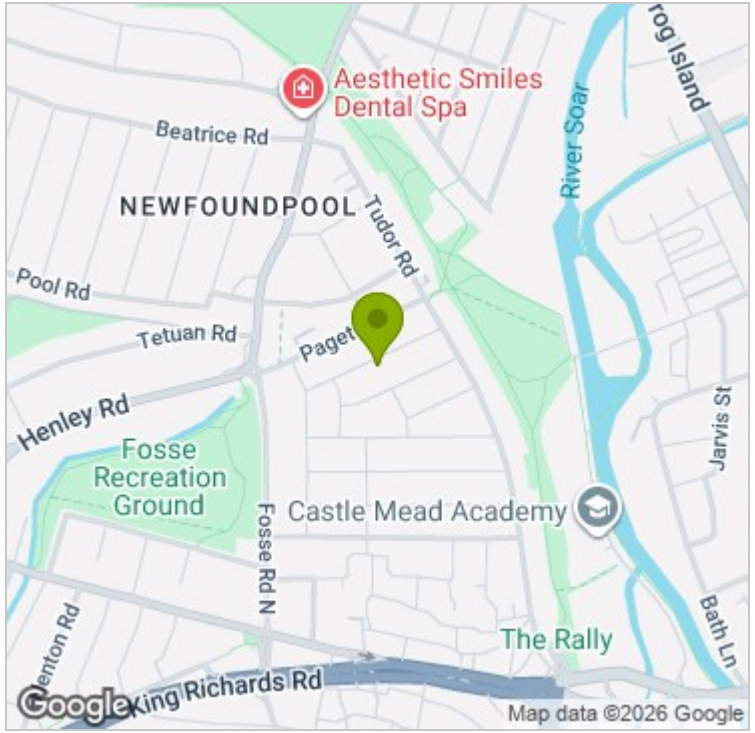
Local Authority & Council Tax Information LCC

This property falls within Leicester City Council (www.leicester.gov.uk)
It has a Council Tax Band of A which means a charge of £1,685.83 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

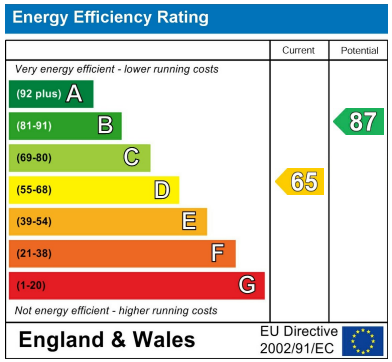
Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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