



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.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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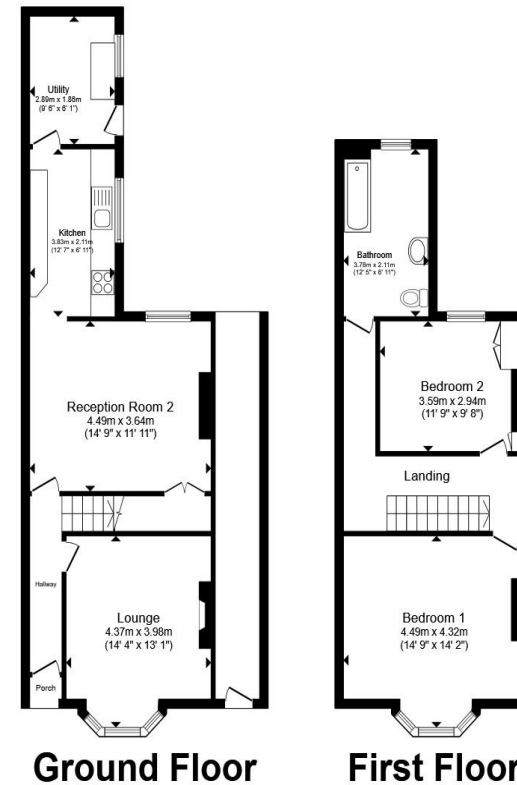
welcome to

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 m² (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


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Property Ref:
LHS120403 - 0005

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