



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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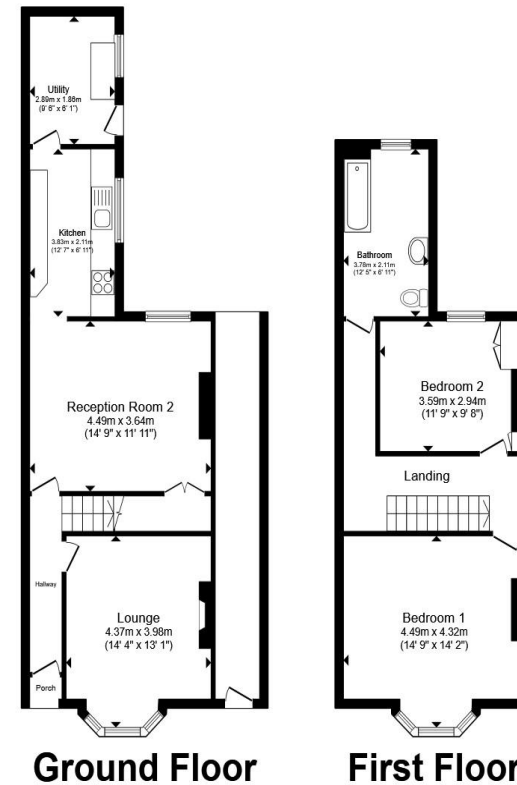
welcome to

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 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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