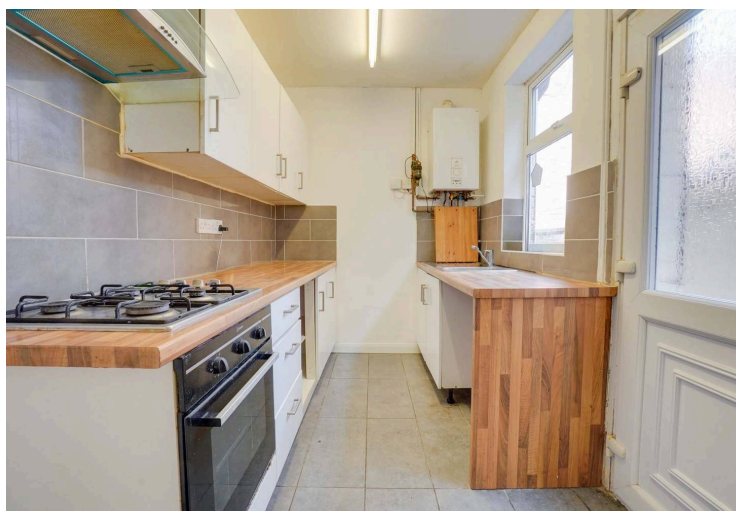
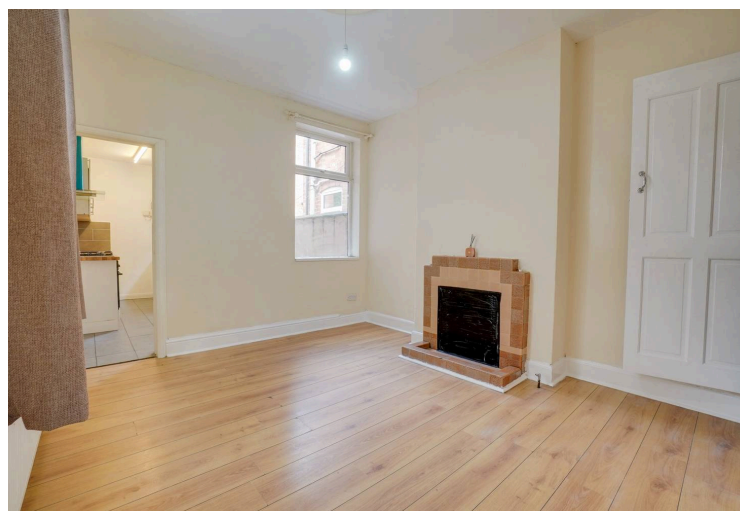




1 Mundella Street, Leicester

£200,000 Freehold

Already generating £12,000 per annum, this two-double-bedroom end terrace is sold with tenants in situ and offers two reception rooms, a spacious shower room and courtyard garden.





Entrance Lobby

With under stairs storage cupboard

Reception Room One

11' 6" x 10' 10" (3.50m x 3.30m)

With double glazed window to side elevation, laminate flooring, radiator.

Reception Room Two

12' 2" x 10' 10" (3.70m x 3.30m)

Laminate flooring, radiator, double glazed window to front and side elevations. Stairs to first floor.

Kitchen

12' 6" x 6' 6" (3.80m x 1.98m)

With double glazed door and window to rear elevation. Stainless steel sink and drainer unit with a range of wall and base units with work surfaces over. Built-in oven and gas hob with chimney hood over. Boiler, plumbing for washing machine and tiled flooring.

First floor landing

With a radiator and access to upstairs rooms

Bedroom One

11' 5" x 11' 0" (3.48m x 3.35m)

with double glazed window to side elevation, laminate flooring, radiator.

Bedroom Two

12' 6" x 8' 2" (3.80m x 2.50m)

with double glazed window to side elevation, radiator.





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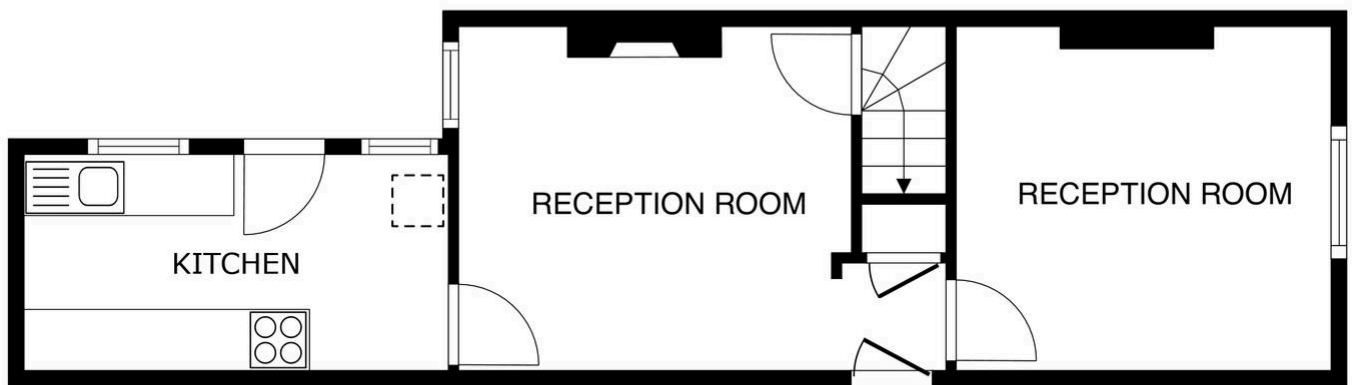






GARDEN

Rear low maintenance courtyard garden with walled perimeter and paved areas.



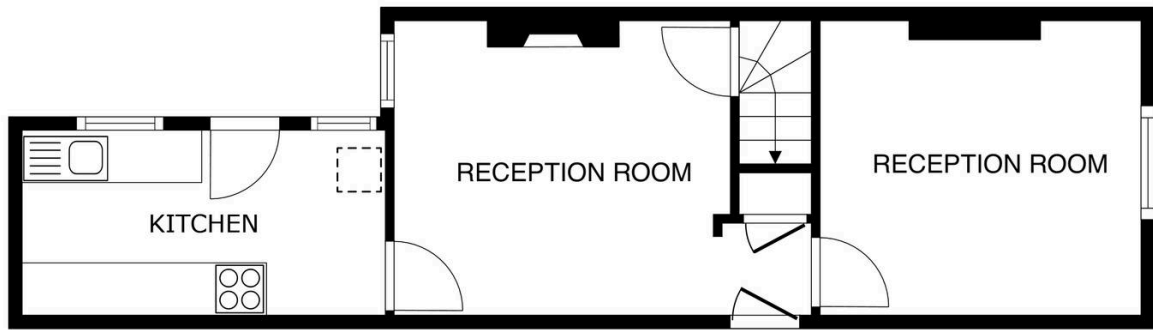
FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



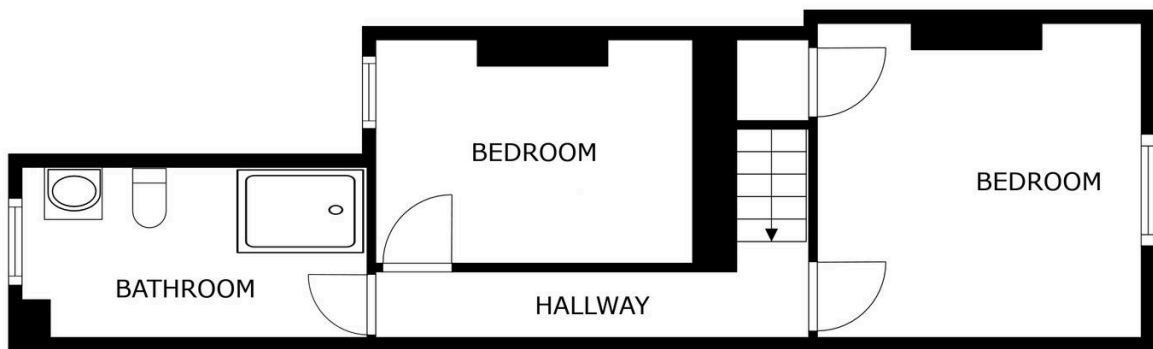
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FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



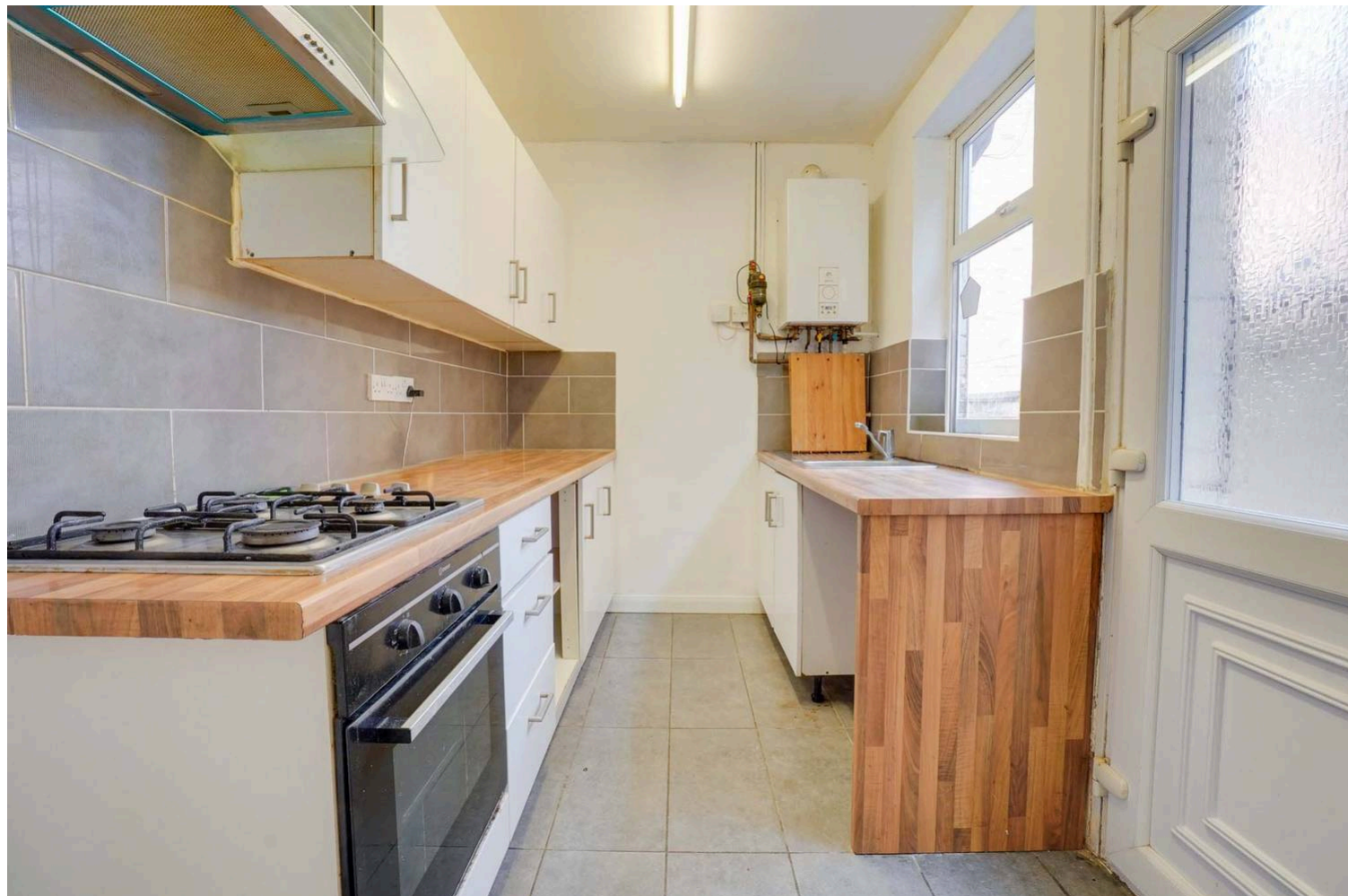
FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



You can include any text here. The text can be modified upon generating your brochure.





This location provides easy access to Victoria Park, a large, popular green space perfect for recreation, walking, and sports. It is also ideally positioned near London Road, a major artery providing extensive bus routes and a diverse array of shops, cafes, restaurants, and other services. The area benefits from good transport links, making it attractive for commuters and providing straightforward access to Leicester City Centre and the train station. This combination of parkland, local convenience, and transport links makes Mundella Street a desirable location for both first-time buyers and buy-to-let investors.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.