



**Vaughan Street, Leicester LE3 5JN**

**welcome to**

## **Vaughan Street, Leicester**

A well presented two bed mid terraced home in New Found Pool, offering two reception rooms, a fitted kitchen, two first floor bedrooms, and a three piece bathroom. Ideally located near local amenities and transport links.

### **Lounge**

Window to the rear, gas fire and radiator.

### **Dining Room**

Window to the front and radiator.

### **Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit and space for appliances. Window to the side and door to the side.

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

Window to the rear, storage cupboard and radiator.

### **Bedroom Two**

Window to the front and radiator.

### **Bathroom**

Window to the rear, bath with shower over, WC, hand wash basin and two radiators.





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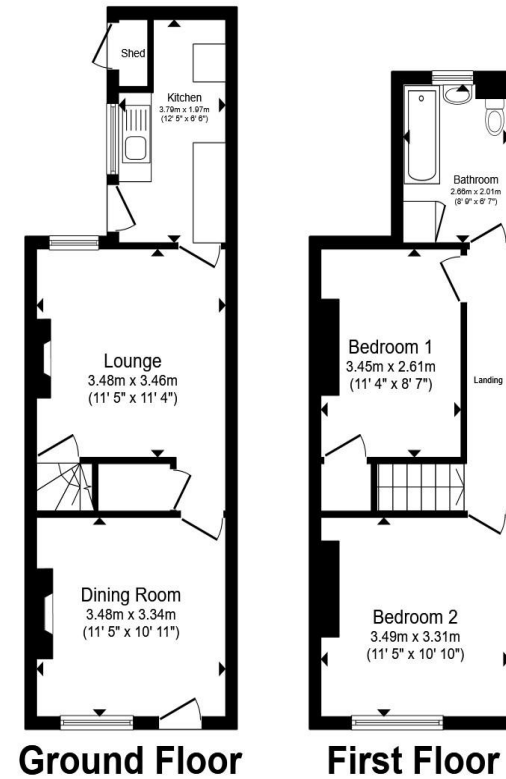
## Vaughan Street, Leicester

- Mid Terraced
- Two Reception Rooms
- Fitted Kitchen
- Close to Local Amenities
- Ideal First Time/Investment Purchase

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £160,000



Total floor area 67.5 m<sup>2</sup> (727 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](http://www.propertybox.io)



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Property Ref:  
LHS120315 - 0005

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