



11 Latimer Street  
West End, LE3 0QF

Offers Over £160,000



# 11 Latimer Street

West End, Leicester, LE3 0QF

A 2 bedroom Victorian terraced house situated in popular location approx 1 mile from city centre. The property is in generally sound order with full gas central heating, UPVC double glazed windows with stone sills, a replacement concrete tile roof. The accommodation comprises on the ground floor, lounge, dining room, kitchen. Upstairs there is a passaged landing leading to 2 bedrooms and a bathroom. 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

11'0" x 10'8" (3.36m x 3.27m)

The first of two good sized reception rooms. Hardwood panelled entrance door, UPVC double glazed window to front, fitted carpet, radiator.

## Dining Room

11'10" x 10'9" (3.61m x 3.28m)

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

## Kitchen

12'4" x 5'11" (3.77m x 1.82m)

Hardwood panelled door to side, UPVC double glazed window to side, vinyl flooring, radiator. The kitchen is fitted with a basic range of units, stainless steel sink unit, provision for usual appliances including plumbing for washing machine. There is a wall mounted Baxi boiler (approx 10 years old)

## First floor: passaged landing

A passaged landing at the top of the stairs provides independent access to both bedrooms and the bathroom. Radiator, access to loft.

## Bedroom One

12'4" x 10'11" (3.77m x 3.35m)

A good sized double bedroom. UPVC double glazed window to front, fitted carpet, radiator, feature cast iron Victorian fireplace.

## Bedroom Two

11'10" x 9'3" (3.62m x 2.83m)

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

## Bathroom

9'1" x 5'11" (2.77m x 1.81m)

UPVC double glazed opaque window to rear, radiator, fitted with a three piece

suite comprising of panelled bath with electric shower over, pedestal wash hand basin, wc, airing cupboard housing hot water cylinder.

## Outside

There is partially restricted street parking. To the rear there is a private walled yard with outbuildings.

## Local Authority & Council Tax Information LCC

This property falls within Leicester City Council ([www.leicester.gov.uk](http://www.leicester.gov.uk))

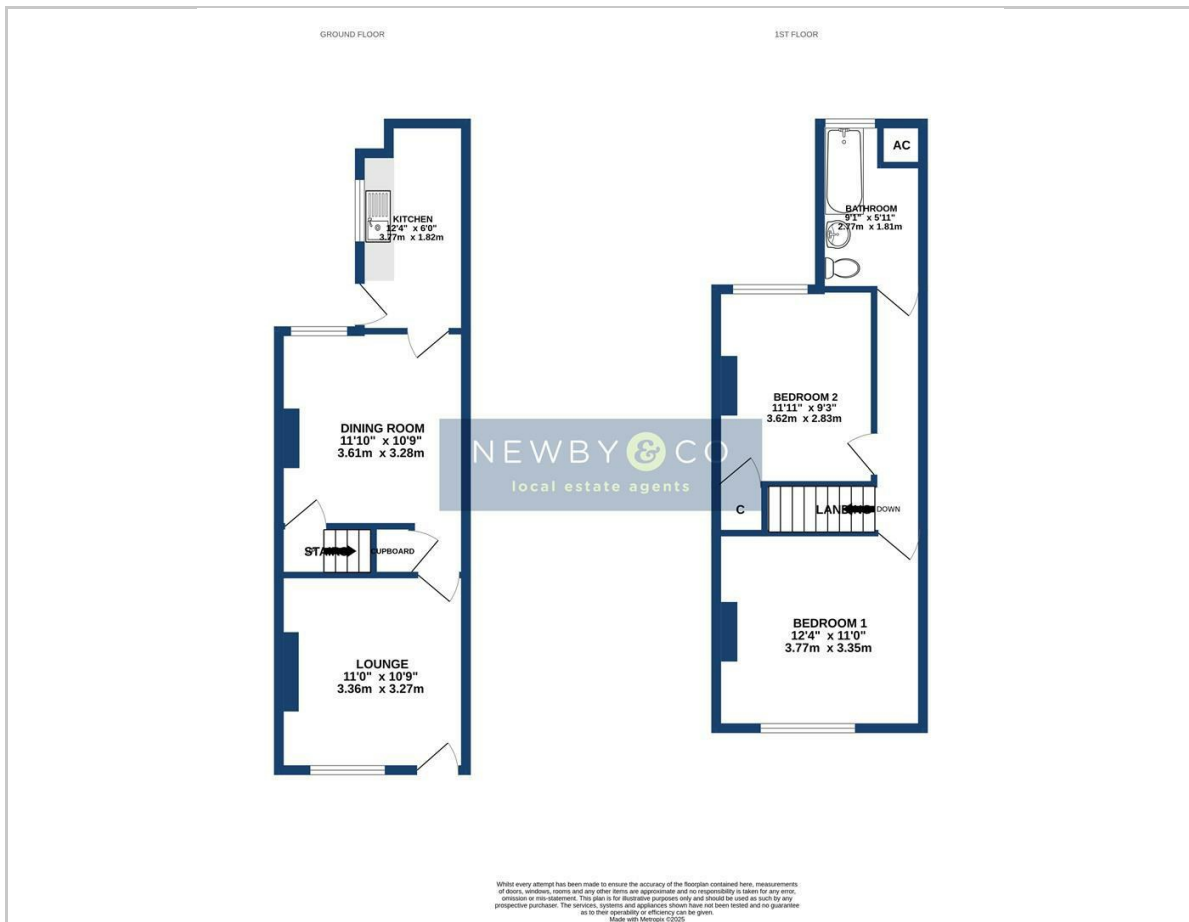
It has a Council Tax Band of A which means a charge of £1685.83 for tax year ending March 2027

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](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan

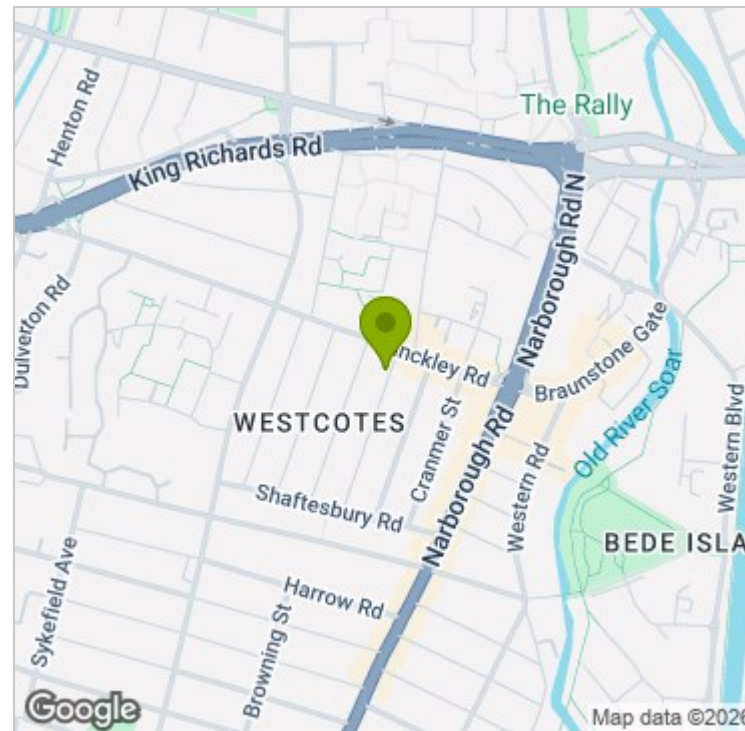


## Viewing

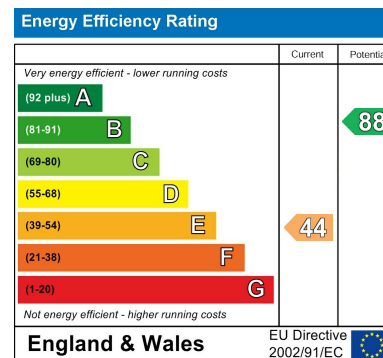
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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