



26 Bassett Street  
Woodgate, LE3 5EB

£165,000

## 26 Bassett Street

Woodgate, Leicester, LE3 5EB

Turn of the century (1898) Victorian 2 bedroom terraced house in popular residential Woodgate location on the outskirts of city with excellent amenities. The property benefits from full gas central heating, UPVC double glazing. The accommodation briefly comprises, lounge, dining room, kitchen. Upstairs, passaged landing, 2 bedrooms, bathroom with 4 piece suite. Street parking, walled yard to rear. The property is considered an ideal First Time Buy or Investment. Woodgate has an excellent range of shops, bus services, access to city, hospitals and University. Freehold. Council Tax band A

### Lounge

11'5" x 11'1" (3.50 x 3.40)

UPVC double glazed door, radiator, laminate flooring, meter cupboard.

### Dining Room

15'2" x 11'1" (4.63 x 3.40)

UPVC double glazed window, fitted carpet, radiator, Victorian style fireplace.

### Kitchen

17'7" x 6'0" (5.37 x 1.83)

UPVC single door, Three UPVC double glazed windows, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, one and a half bowl stainless steel sink unit with mixer tap. Provision for cooker, washing machine & fridge/freezer.

### Landing

Access to loft, fitted carpet.

### Bedroom One

12'8" x 11'7" (3.88 x 3.55)

UPVC double glazed window to front, fitted carpet, radiator, built in wardrobes.

### Bedroom Two

12'0" x 9'8" (3.68 x 2.97)

UPVC double glazed window to rear, fitted carpet, radiator, airing cupboard housing Ideal combination boiler.

### Bathroom

8'11" x 6'0" (2.74 x 1.84)

UPVC double glazed window, heated towel rail, panelled bath, shower cubicle, vanity wash hand basin, wc.

### Outside

Private rear yard, brick store, fenced & walled boundaries.

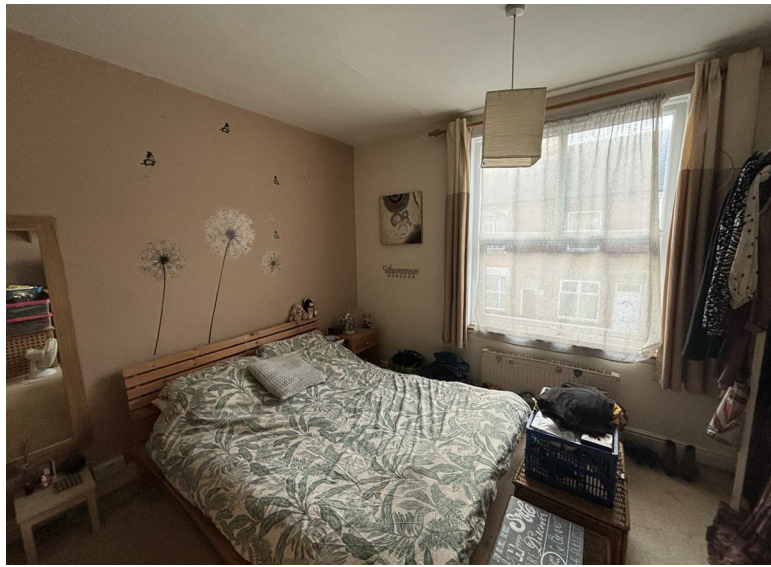
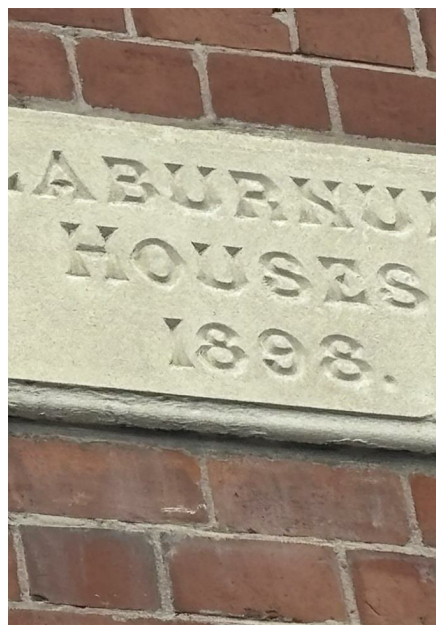
### Local Authority & Council Tax Information LCC

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

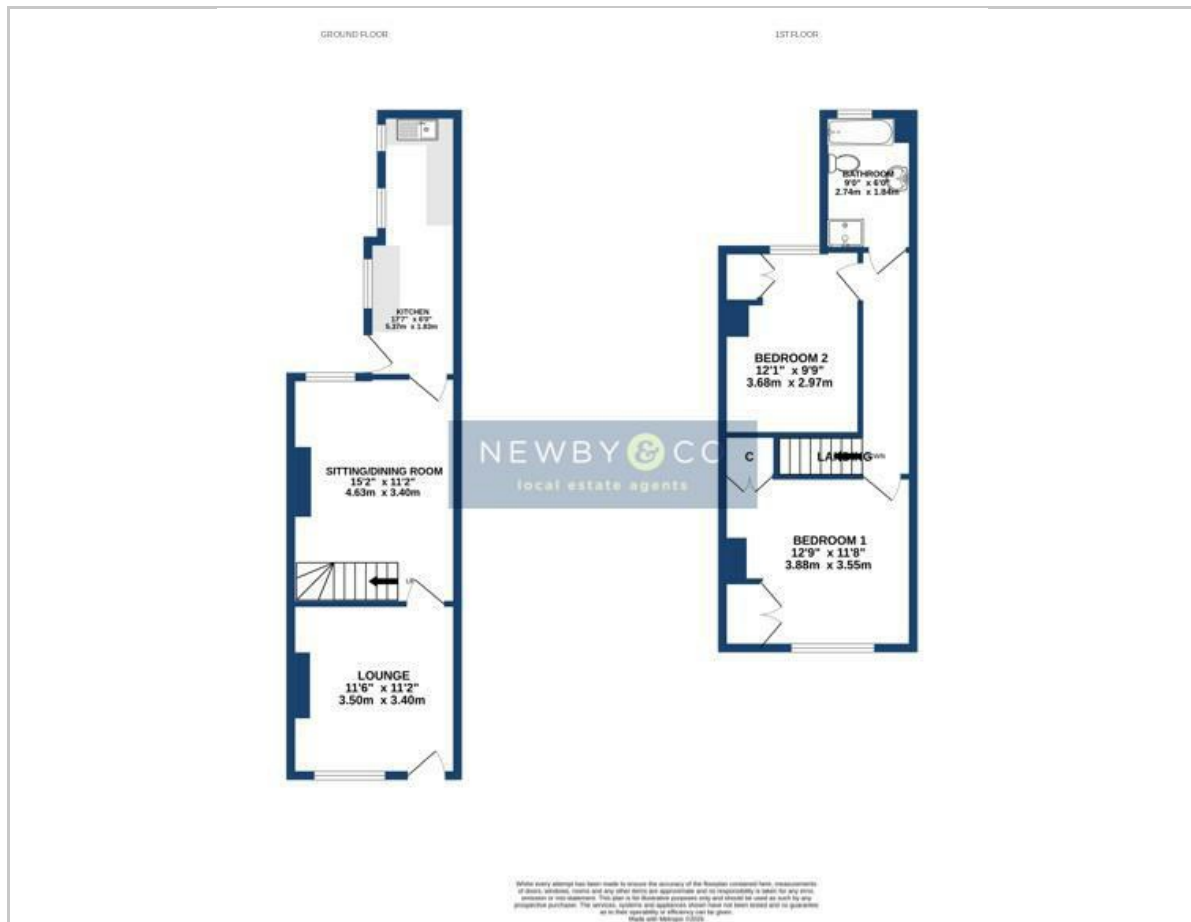
It has a Council Tax Band of A which means a charge of £1685.83 for tax year ending March 2027

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

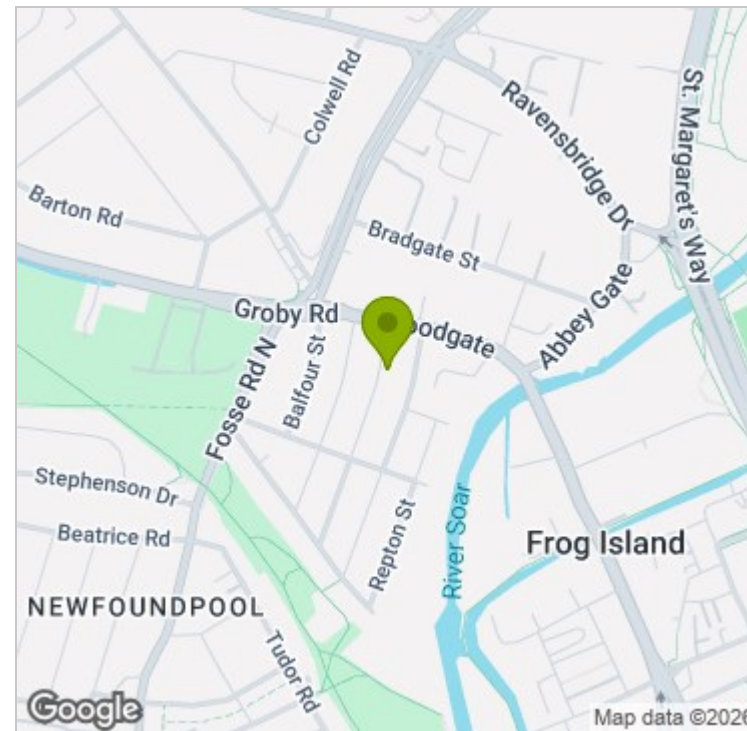


## Viewing

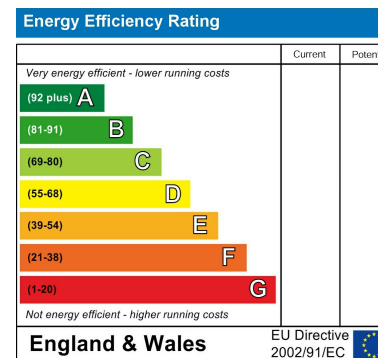
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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