

FOR SALE BY AUCTION

**Crafton Street West
Leicester
LE1 2DE**



AUCTION GUIDE PRICE: £150,000 - £155,000

- **TO BE SOLD BY AUCTION ON 22ND APRIL 2026, UNLESS SOLD PRIOR UNDER AUCTION T&Cs**
- A Two Bedroom, Mid-Townhouse Arranged Over Three Floors
- Located In Leicester City Centre & Near To An Array of Local Amenities
- Freehold
- Entrance Hall, Lounge, Kitchen, WC, Utility Room, Two Bedrooms, Bathroom & Mezzanine Floor
- Integral Garage With A Roller Shutter Door
- Private Roof Terrace
- Gas Central Heating & Double Glazing
- Well Suited To Investors/First Time Buyers
- ERV: £13,200 PAX, 8.8% Yield



Location

This property is located on Crafton Street West, which is off Wharf Street South and near to Lee Street. The property is within walking distance of Leicester Railway Station, Leicester City Centre which benefits from an array of shops, restaurants and recreational facilities, St Margarets Bus Station, Haymarket Bus Station with access to and from many areas in Leicester and much more.

Description

TO BE SOLD BY AUCTION ON WEDNESDAY 22ND APRIL 2026, UNLESS SOLD PRIOR UNDER AUCTION TERMS AND CONDITIONS.

A two-bedroom mid-townhouse set over three floors offering modern convenience and character. The accommodation comprises; to the ground floor, an entrance hall providing direct access into an integral garage, which comes complete with a roller shutter door, light and power and a utility room with plumbing for both a washing machine and dryer. To the first floor, a bright and airy lounge which is open to a well-equipped kitchen, and a separate WC. The second floor provides; two well-proportioned bedrooms and a family bathroom with a spiral staircase to a mezzanine floor. The property boasts a private roof terrace which is accessed via a separate staircase, providing an ideal outdoor space.

The property benefits from gas central heating and double glazing, and is ideal for investors or first-time buyers.

Accommodation

All measurements are approximate:

Ground Floor

Entrance Hall

Door to front, stairs to first floor, radiator, power points, pendant light fitting, access to garage and utility room.

Garage - 16' 3" x 12' 4" (4.95m x 3.76m)

Up and over door, light and power.

Utility Room - 6' 6" x 6' 0" (1.98m x 1.83m)

Wall mounted units, plumbing for washing machine, power points, pendant light fitting.

First Floor Landing

Stairs to second floor, radiator, power points, pendant light fittings.

Lounge - 16' 3" x 13' 7" (4.95m x 4.14m)

Double glazed window to front, radiator, power points, pendant light fitting, open to:

Kitchen - 8' 6" x 8' 10" (2.59m x 2.69m)

Double glazed window to side, wall mounted units, base units and drawers, ceramic sink with hot and cold mixer tap, four burner gas hob with extractor fan over, electric oven, tile splashback surrounds, radiator, power points, spotlights.

WC

Double glazed window to side, low level WC, pedestal wash hand basin with hot and cold mixer tap, pendant light fitting.

Second Floor Landing

Bedroom One - 13' 5" x 11' 2" (4.09m x 3.40m)

Double glazed window to front, fitted wardrobes, radiator, power points, pendant light fitting.

Bedroom Two - 10' 3" x 8' 10" (3.12m x 2.69m)

Double glazed window to side, radiator, power points, pendant light fitting.

Bathroom - 13' 4" x 7' 8" (4.06m x 2.34m)

Double glazed window to front, spiral staircase to mezzanine, panelled bath with shower over, low level WC, pedestal wash hand basin with mixer tap, wall mounted mirror, radiator, pendant light fitting.

Mezzanine

Terrace - 7' 7" x 9' 9" (2.31m x 2.97m)

Tenure

Freehold.

EPC

Band D.

Council Tax

The property falls within Band B.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

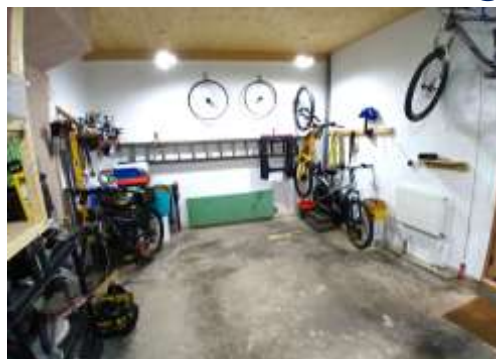
Leicester City Council.

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GROUND FLOOR
302 sq. ft. (28.7 sq.m.) approx.



1ST FLOOR
410 sq. ft. (38.3 sq.m.) approx.



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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