



- NO ONWARD CHAIN
- Ideal opportunity for First-Time Buyers or Investors
- 3 Bedrooms
- Kitchen with integrated cooking facilities
- Close to local amenities, schools, and transport links

**NO ONWARD CHAIN**

SAB are pleased to offer, this grade 2 listed 3 bedroom semi detached property.

Generous accommodation to the ground floor with 2 reception rooms and kitchen with integrated oven, with separate toilet and shower room to the rear.

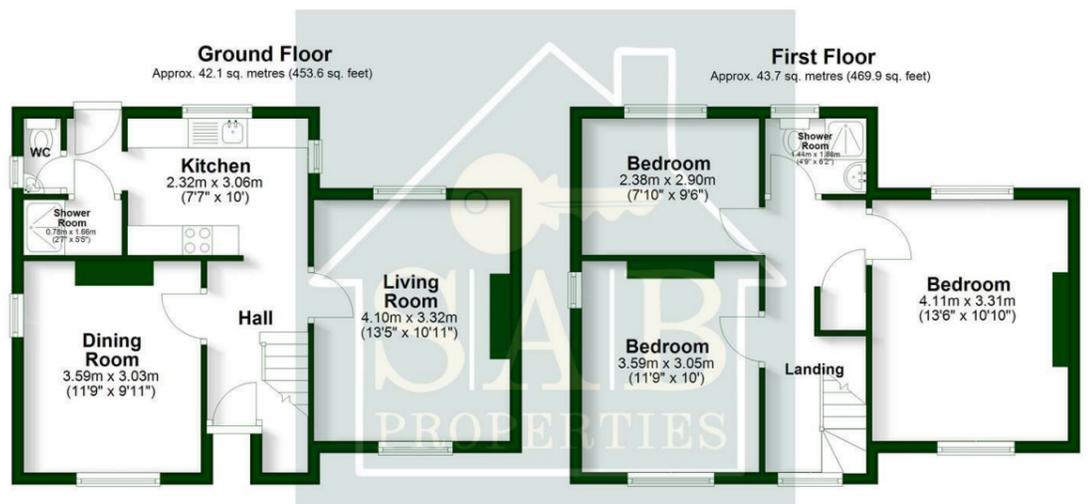
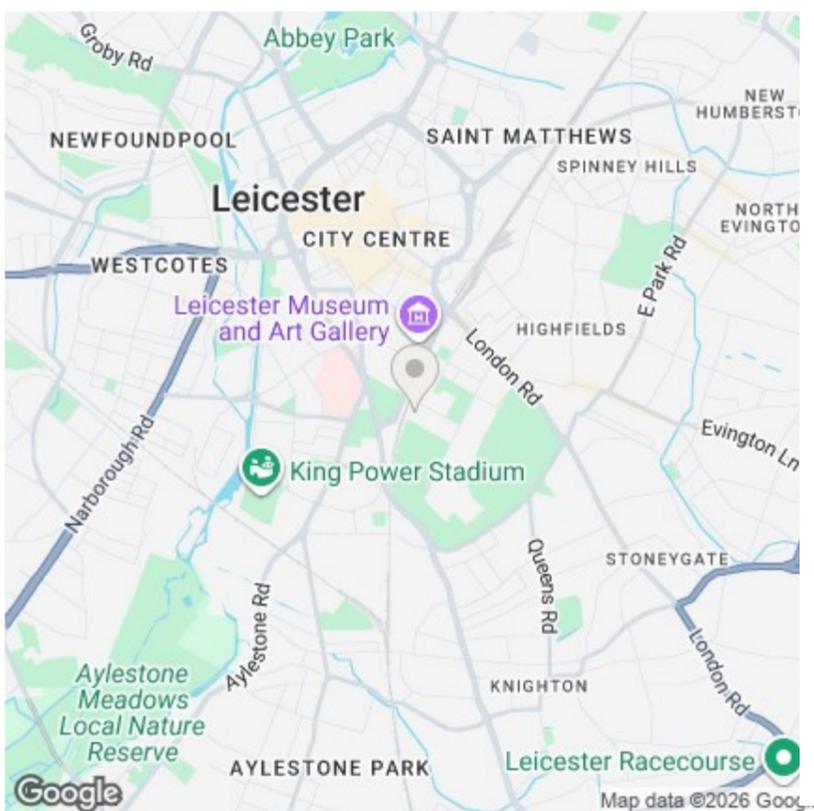
Whilst to the first floor are two double bedrooms, one single bedroom and toilet and shower room.

The property benefits from gas central heating and combi boiler.

We expect demand to be exceptionally high, please call now to arrange a viewing and avoid disappointment.

## Lancaster Place, Leicester

Offers in the region of £220,000



Total area: approx. 85.8 sq. metres (923.5 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>63</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



**Description**

The interior is presented in a good condition, with spacious rooms.

To the first floor are 3 bedrooms and a shower room.

The property is ideally situated close to the city centre, with excellent public transport links and green spaces nearby. It's perfect for families, sharers, and families with children studying at the University of Leicester or Leicester Medical School.

**Front Reception**

Entered from the hallway on the left. This spacious room has a window to the front allowing natural light in to the room. There is a wall mounted radiator and the room has neutral décor and flooring.

**Kitchen**

The modern fitted kitchen is equipped with integrated oven and hob. There is plumbing for a washing machine. With a range of wall and base units, stainless sink with stainless steel taps, double glazed windows to rear elevation. Neutral décor and flooring. There is a separate toilet and separate shower room to the rear.

**Bedroom 1**

Located to the left of the house, with UPVC window. This spacious room will easily accommodate a double bed and a selection of bedroom furniture with plenty of floor space. It has modern neutral décor with a wall mounted radiator

**Bedroom 2**

Located to the front. This room will accommodate a double bed with a selection of bedroom furniture or a double sofa bed to utilise it as a guest bedroom. Modern décor with a wall mounted radiator

**Bedroom 3**

Located to the back of the property. This room will accommodate a three-quarter bed or a sofa bed to utilise it as a guest bedroom. It could also serve as an office if required Modern décor with a wall mounted radiator

**Bathroom**

Located to the rear of the property, the suite comprises of a low-level WC, pedestal hand wash basin with stainless taps, and a glass screen shower cubicle. Neutral décor, complimentary ceramic tiled. Modern tile flooring.



**General Information**

Council Tax – Leicester City – Band B

EPC – D

Gas certificate expires on the 3rd April 2026

Electrical certificate expires on the 23rd September 2025

Current Rent - £1200.00 per month

**Tenure**

Freehold. Currently tenanted and can be vacant possession upon completion if needed.

**Viewings**

Viewings are strictly by appointment via SAB Properties, please call today and arrange a viewing to avoid disappointment.