

# **FOR SALE**

## **Stuart Street**

## **Leicester**

## **LE3 0DU**



## **ASKING PRICE: £180,000**

- A Well Presented, Bay Fronted, Mid Terrace Property
- Located Off Narborough Road & Within Close Proximity To Leicester City Centre
- Double Glazing & Gas Central Heating
- Offered With No Upward Chain
- Two Reception Rooms, Kitchen, Two Bedrooms & Bathroom With Shower
- Enclosed Front Yard & Rear Enclosed Courtyard
- Ideal For Investors & First Time Buyers
- ERV: £12,000 PAX (7% Yield)



## Location

This property is located on Stuart Street, which is walking a 2-minute walk of Narborough Road. Narborough Road benefits from an array of everyday amenities including convenience stores, takeaways, health care centres, places of worship, parks and much more.

## Description

A well-presented bay fronted mid terrace property located within close proximity to Leicester City Centre, ideal for investors and first-time buyers. The accommodation briefly comprises; two reception rooms, kitchen, 2 bedrooms and a family bathroom. Externally, front and rear yards. The property benefits from gas central heating and double glazing, and is offered with no upward chain.

## Accommodation

All measurements are approximate:

### Reception Room One - 13' 0" x 10' 5" (3.96m x 3.17m)

Door to front, double glazed bay window to front, meter cupboard, radiator, power points, pendant light fitting.

### Reception Room Two - 11' 2" x 10' 0" (3.40m x 3.05m)

Double glazed window to rear, cupboard under stairs, stairs to first floor, radiator, power points, pendant light fitting.

### Kitchen - 11' 6" x 6' 0" (3.50m x 1.83m)

Door to side leading to rear garden, two double glazed windows to side, wall mounted units, base units and drawers, four burner gas hob with extractor fan over, electric oven, stainless steel sink with hot and cold mixer tap, plumbing for washing machine, boiler, tile splashback surrounds, power points, pendant light fitting.

### Bedroom One - 13' 0" x 10' 5" (3.96m x 3.17m)

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

### Bedroom Two - 11' 4" x 8' 2" (3.45m x 2.49m)

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

### Bathroom - 10' 8" x 6' 0" (3.25m x 1.83m)

Double glazed window to rear, panelled bath with mixer tap and shower over, low level WC, wash hand basin with mixer tap, wall mounted mirror unit, tile splashback surrounds, radiator, pendant light fitting.

## Outside

Front forecourt & rear enclosed courtyard.

## Tenure

Freehold.

## EPC

Band C.

## Council Tax

The property falls within Band A.

## Services

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

## Local Authority

Leicester City Council.

## Kal Sangra, Shonki Brothers Ltd

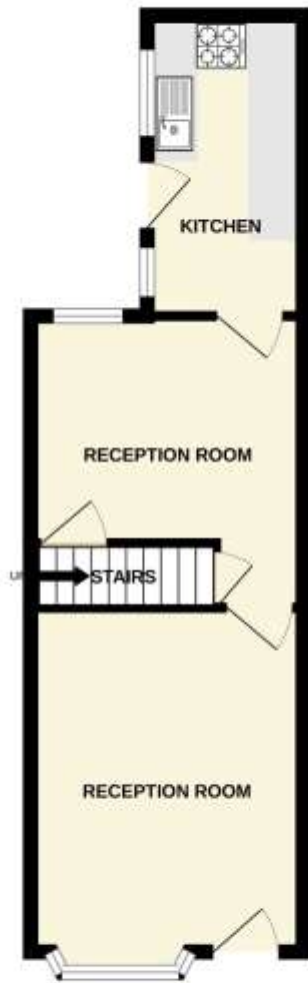
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GROUND FLOOR



1ST 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 purchasers. 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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**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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**Health & Safety:** You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

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