

FOR SALE



TURNER STREET CITY CENTRE LEICESTER LE1 6WY

£260,000

FEATURES

- Freehold
- Current combined rental of £1175pcm
- Great location
- Chain free
- x2 lounges
- Two self contained flats
- Three storey property
- Walking distance to LRI, DMU and City Centre
- Three bedrooms in total
- x2 office / study rooms



 **SETHS**

3 Bedroom Mid Terraced House for sale in LE1

BASEMENT

GROUND FLOOR

ENTRANCE HALLWAY

GROUND FLOOR FLAT

LOUNGE

13'10" x 13'4"

Carpeted, radiator, single glazed bay window

KITCHEN

12'3" x 8'11"

Base units with worktops over, sink with mixer tap and drainer, splashback tiles, space for freestanding cooker, plumbing for washing machine, space for fridge / freezer, lino flooring, radiator, single glazed window

BATHROOM

WC, wash hand basin, bathtub, lino flooring, partly tiled walls, radiator, extractor fan

BEDROOM

10'2" x 10'0"

Carpeted, radiator, single glazed window

PLAYROOM

10'0" x 6'5"

Laminate flooring, radiator, single glazed window

OFFICE / STUDY

7'3" x 5'5"

Laminate flooring, single glazed window

WC

WC, wash hand basin, laminate flooring

FIRST FLOOR FLAT

LOUNGE

18'6" x 13'3"

Carpeted, x2 radiators, x2 uPVC double glazed windows

KITCHEN / DINER

12'7" x 10'0"

Wall and base units with worktops over, sink with mixer tap and drainer, space for freestanding cooker, space for washing machine, space for fridge / freezer, radiator, laminate flooring, splashback tiles, storage cupboard, uPVC double glazed window

BEDROOM

13'10" x 12'2"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap, bathtub with shower overhead, radiator, laminate flooring

SECOND FLOOR

BEDROOM

14'0" x 12'1"

Carpeted, radiator, uPVC double glazed window

OFFICE / STUDY

13'10" x 5'7"

Carpeted, radiator, skylight window

OUTSIDE

Mainly slabbed yard to the rear with brick walls surround

ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: A (each flat)

Council Tax Rate: £1,528.34 (each flat)

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre

Broadband



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Council Tax Band

A



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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