

FOR SALE



Francis Street, Stoneygate, Leicester

2 Bedrooms, 1 Bathroom, End Terrace

Asking Price Of £230,000



- Two Bedroom End Terrace House
- Located in Stoneygate
- Two Reception Rooms
- Kitchen
- Two Double Bedrooms
- Family Bathroom
- Large Rear Garden

FULL DESCRIPTION

A charming Victorian terrace property located on the highly desirable Francis Street, known for its renowned shopping boutiques in the heart of the ever popular Stoneygate. This property would make an ideal first time purchase or investment opportunity due to its convenient location for the University of Leicester, local hospitals and the City Centre. The accommodation offers two reception rooms, galley kitchen, utility area, two double bedrooms, bathroom and a deceptively large garden. Offered with no upward chain.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



LIVING ROOM 11' 4" x 12' 0" (3.45m x 3.66m) This versatile room has window to the front elevation, chimneybreast, built-in cupboard, meter cupboard and radiator.

DINING ROOM 11' 5" x 11' 4" (3.48m x 3.45m) With uPVC double glazed window to the rear elevation, stairs leading to first floor, ceiling coving and radiator.

KITCHEN 6' 4" x 7' 11" (1.93m x 2.41m) With uPVC double glazed window and door to the side elevation. Kitchen comprises: sink and drainer, a range of wall and base units with work surfaces over, part-tiled walls, electric cooker point, plumbing for appliance and utility area.

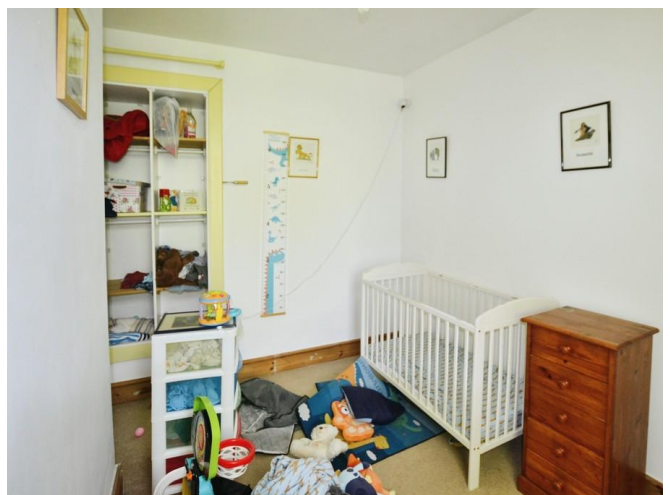
LANDING With access to the following rooms.

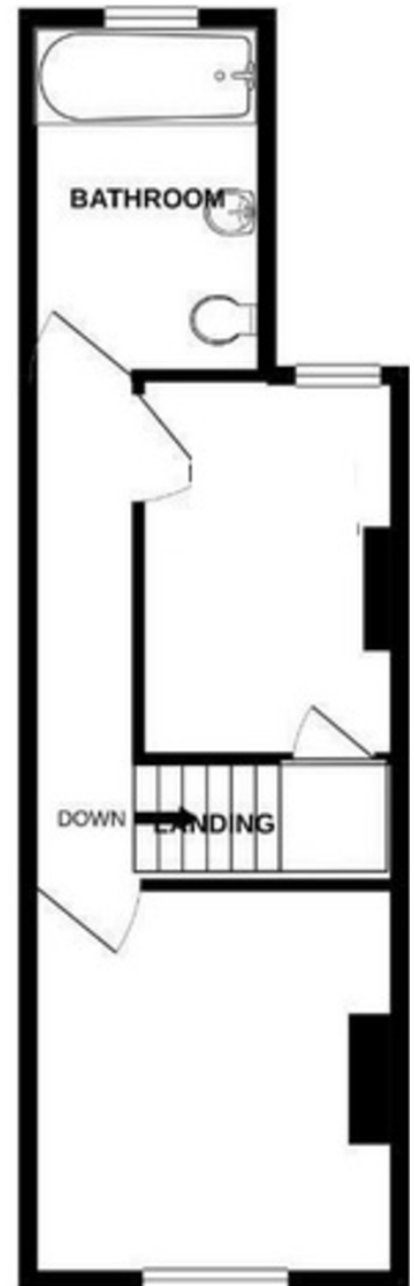
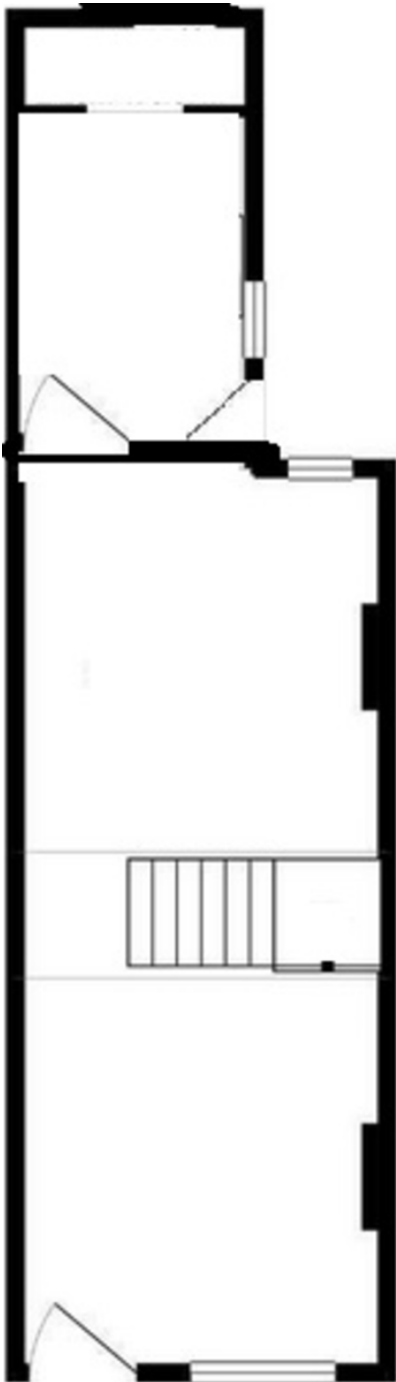
BEDROOM 11' 11" x 11' 5" (3.63m x 3.48m) With uPVC double glazed window to the front elevation and radiator.

BEDROOM 8' 3" x 11' 4" (2.51m x 3.45m) With uPVC double glazed window to the rear elevation, over-stairs storage cupboard/wardrobe and radiator.

BATHROOM 6' 4" x 7' 10" (1.93m x 2.39m) With uPVC double glazed window to the rear elevation. Bathroom comprises: wash-hand basin, low-level WC, panelled bath with shower, shower screen, tiled walls & floor and radiator.

OUTSIDE A particular feature of this property is the superb, deep and well-established rear garden comprising: paved terraced area and mature shrubs and trees.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.