



65 Beaumanor Road,  
Leicester, LE4 5QD



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**\*\* SOLD AS SEEN \*\* CASH BUYERS ONLY \*\***

This mid terraced property provides accommodation arranged over two floors including; two reception rooms, a kitchen, and a bathroom on the ground floor, with the first floor landing giving access to three bedrooms.

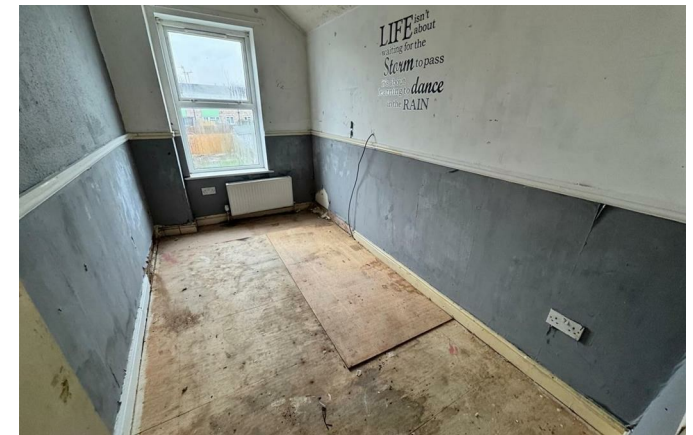
Benefiting from gas central heating and UPVC double glazing, the property also has a garden to the rear.

The property is conveniently situated for access to a wealth of facilities, main road routes, and local transport links.

Offered to the market with no upward chain, the property is in need of modernisation and upgrade throughout.

An ideal investment purchase!

**Guide Price £155,000**







## GROUND FLOOR ACCOMMODATION

### UPVC Entrance Door

Opening to the:-

### Front Reception Room 12'0" x 11'3" (3.66 x 3.43)

Two UPVC double glazed windows to the front elevation, built in meter cupboard, ceiling light point, laminate flooring, radiator, access to the:-

### Rear Reception Room 14'6" x 12'1" (4.43 x 3.69)

UPVC double glazed window to the rear elevation, ceiling light point, radiator, stairs off to the first floor, laminate flooring, access to the:-

### Kitchen 15'8" x 6'5" (4.79 x 1.96)

Units fitted to the wall and base, tiled splash backs and roll edge work surfaces, stainless steel sink and drainer unit with cupboards under.

Two UPVC double glazed windows to the side elevation, ceiling light point, radiator, wall mounted combination boiler, access to the:-

### Bathroom 6'5" x 5'8" (1.98 x 1.73)

Fitted with a three piece suite comprising; a panelled bath with a shower over, a pedestal wash hand basin, and a low flush wc.

UPVC double glazed window to the side elevation with opaque glass, tiled splash backs, ceiling light point, extractor fan.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

Loft access hatch, ceiling light point, radiator, and access to three bedrooms.

### Bedroom One 11'3" x 13'7" (3.43 x 4.15)

Two UPVC double glazed windows to the front elevation, ceiling light point, radiator.

### Bedroom Two 10'11" x 11'5" (3.33 x 3.48)

UPVC double glazed window to the rear elevation, ceiling light point, radiator, built in airing cupboard (housing the hot water cylinder).

### Bedroom Three 11'9" x 6'6" (3.59 x 2.00)

UPVC double glazed to the rear elevation, ceiling light point, radiator.

## OUTSIDE

At the front, the property is flush to the pavement.

To the rear of the property the garden has a timber screen fenced boundary and includes; a slabbed patio seating area, with a shaped lawn beyond.

### Council Tax Band

Council Tax Band A. Leicester City Council.

Amount Payable 2025/2025 £1,605.15.

### Referral Arrangement Note

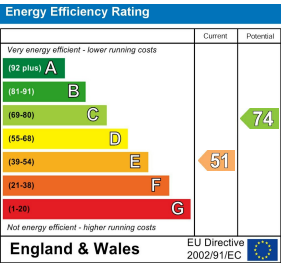
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