



42 Dorset Street,
Leicester, LE4 6BE

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**** SOLD AS SEEN ****

This mid terraced property is offered to the market with no upward chain, and in need of refurbishment throughout.

The property provides accommodation arranged over two floors including; a living room, a kitchen, a rear lobby, and a wc on the ground floor, with the first floor landing giving access to two bedrooms, and the bathroom.

Benefiting from double glazing, and gas central heating, the property has an enclosed yard to the rear.

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

An ideal investment purchase!

Guide Price £170,000



ACCOMMODATION

The entrance door at the front of the property opens directly into the living room.

The living room has a window to the front, a radiator, a ceiling light point, a meter cupboard, and gives access to the kitchen.

The kitchen has wall and base units, roll edge work surfaces, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and space for a cooker. There is a window to the rear, stairs rising to the first floor, and access to the rear lobby.

From the rear lobby, a door opens to the rear, and a further door opens to the ground floor wc.

The ground floor wc has a low flush wc, and a wash hand basin. There is a window to the side.

On reaching the first floor, the landing gives access to two bedrooms, and the bathroom.

The bathroom is fitted with a panelled bath, a low flush wc, and a pedestal wash hand basin. There is a window to the rear, and a radiator.

Bedroom has a window to the front, and a radiator. Bedroom two has a window to the rear, and a radiator.

OUTSIDE

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

To the rear of the property there is an enclosed yard, with gated access off.

Council Tax Band

Council Tax Band A. Leicester City Council.

Referral Arrangement Note

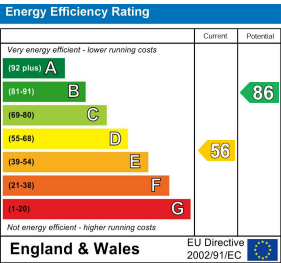
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MONEY LAUNDERING

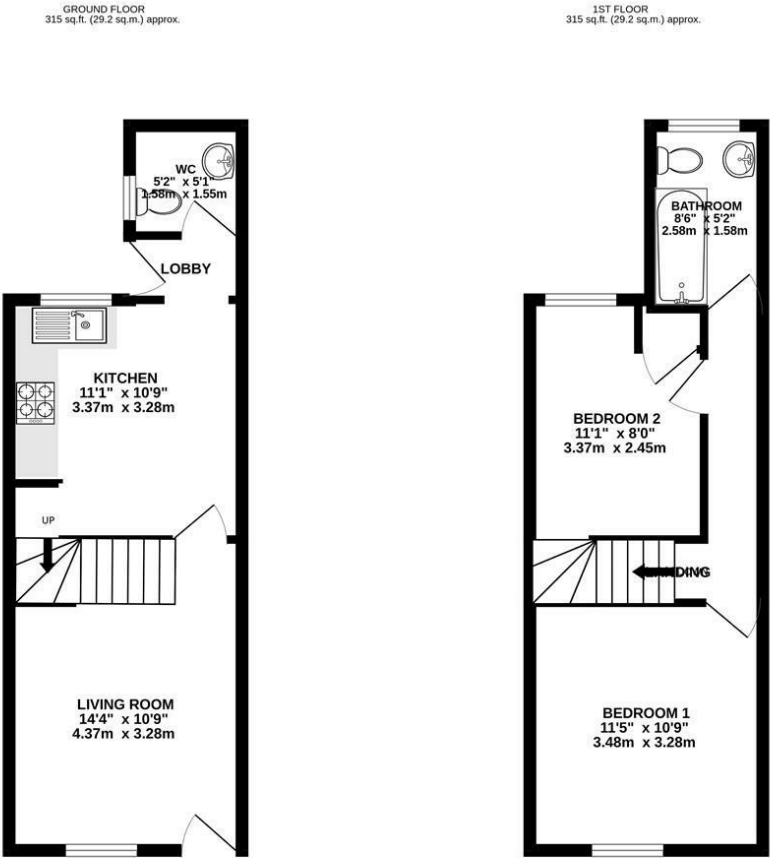
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TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.

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 errors, 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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