



55 Central Road,
Leicester, LE3 5EJ

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**** SOLD AS SEEN ****

This bay fronted mid terraced home 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 front reception room, a kitchen, and a utility room on the ground floor, with the first floor landing giving access to two bedrooms, and the bathroom.

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

Situated within easy reach of a wealth of facilities in Leicester, the property will make an ideal investment purchase.

Guide Price £150,000





GROUND FLOOR ACCOMMODATION

Front Reception Room 11'1" x 11'1" (3.4 x 3.38)

UPVC double glazed bay window to the front elevation, ceiling light point, radiator, coving, built in meter cupboard, access to the:-

Kitchen 13'6" x 11'2" (4.14 x 3.41)

A range of units to the wall and base units, single drainer stainless steel sink and drainer unit with cupboards under, gas and electric cooker points.

UPVC double glazed window to the rear elevation, ceiling light point, radiator, under stairs storage cupboard, door into the:-

Utility Room 12'10" x 6'5" (3.93 x 1.96)

Units fitted to the base, space for a washing machine.

UPVC double glazed window and door to the rear elevation, ceiling light point, radiator, wall mounted central heating boiler.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Ceiling light point, radiator, loft access hatch, and access into two bedrooms, and the bathroom.

Bedroom One 12'8" x 11'6" (3.87 x 3.51)

UPVC double glazed bay window to the front elevation, ceiling light point, radiator.

Bedroom Two 9'11" x 11'1" (3.04 x 3.38)

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

Bathroom 12'5" x 6'4" (3.80 x 1.95)

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

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

OUTSIDE

At the front of the property, there is a forecourt giving access to the entrance door.

To the rear of the property there is a yard area, laid to concrete, with walled boundaries.

Council Tax Band

Council Tax Band A. Leicester City Council.

Referral Arrangement Note

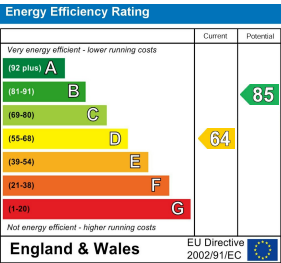
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