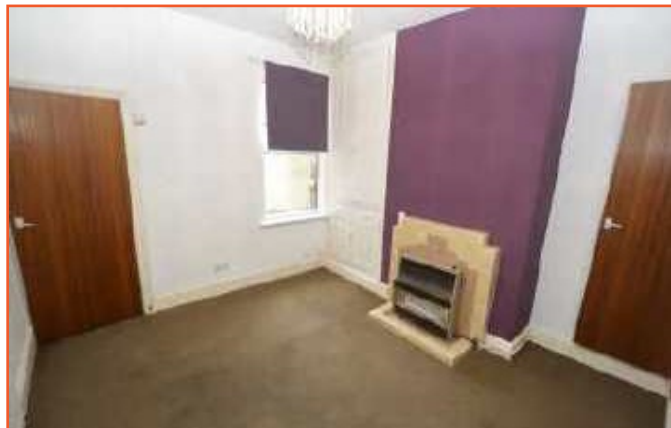




Putting great property on the map

**110 Marshall Street
Leicester
LE3 5FB**

Offers over £120,000



Excellent first time purchase or buy to let investment.

This Victorian two bedroom mid terraced house is located close to the city centre in the increasingly popular area of Woodgate.

There are double glazed windows, gas central heating and the house has been generally well maintained but would benefit from a few cosmetic improvements.

Offered for sale with no onward chain and at a competitive asking price this house is sure to sell quickly!

Lounge 3.62m x 3.37m (11'11" x 11'1")

With a window and door to the front, meter cupboard, gas fire, radiator.

Inner hallway

Storage cupboard under stairs

Dining room 3.39m x 3.67m (11'1" x 12'0")

Window to the rear, gas fire, radiator, door giving access to stairs to the first floor.

Kitchen 3.51m x 1.82m (11'6" x 6'0")

Windows and a door to the side, base and wall mounted units, sink and drainer, plumbing for washing machine, space for under counter fridge and freezer, space for cooker.

Landing

Loft access

Bedroom one 3.64m x 3.86m (11'11" x 12'8")

A good size bedroom with a window to the front, radiator, cast iron fireplace.

Bedroom two 3.66m x 2.94m (12'0" x 9'8")

Another nice size room with a window to the rear, cast iron fireplace, radiator and cupboard over stairs.

Bathroom 3.13m x 1.84m (10'3" x 6'0")

Three piece suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, tiled splash backs, radiator, window

to the rear.

Outside

There is a shared side entry which leads to the courtyard garden to the rear with patio and brick built stores.

Agents Notes

CONSUMER PROTECTION
LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are

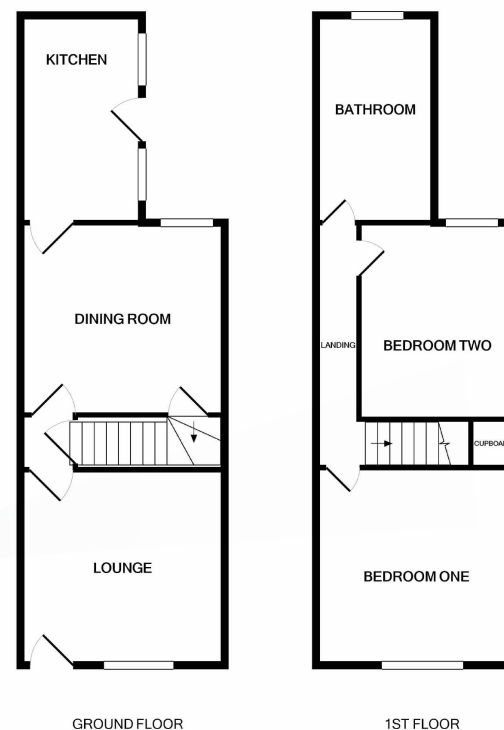
given in good faith and whilst

Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



Putting great property

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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