



Guilford Street

Highfields, Leicester, Leicestershire, LE2
1FN

Offers Over £190,000

Presenting this Perfect first time buyers Home in the SOUGHT after AREA of Highfields, with everyday Amenities, Leicester University and Places of Worship all within walking distance. Excellent school catchment for Uplands Junior School, Highfields Primary School. Call us today on 0116 352 7012



Property Features

- VERY POPULAR LOCATION
- Close to places of Worship
- HIGH STANDARD Schools
- VERY WELL PRESENTED
- uPVC Double Glazing
- Excellent transport links to City Centre
- Please call Kings on 0116 352 7012
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Full Description

Presenting this Perfect first time buyers Home in the SOUGHT after AREA of Highfields, with everyday Amenities.

Currently a 2 bed Mid-Terrace with a x2 Lounge, Lounge/Diner Kitchen, Pantry, x2 Double Bedrooms and Bathroom on the 1st floor, Low maintenance rear garden and Residential parking to the front.

Located close to Leicester University and Local amenities all within walking distance. Excellent school catchment for Uplands Junior School, Highfields Primary School.

Call us today on 0116 352 7012 to view.

LOUNGE 10' 1" x 9' 8" (3.08m x 2.97m)

uPVC double glazed window, Wood panel door,

Radiator, Ceiling light, Wood flooring.

LOUNGE/DINER 14' 9" x 10' 1" (4.51m x 3.08m)

uPVC double glazed window, Wood panel door leading to Kitchen, Radiator, Ceiling light, Wood flooring.

KITCHEN/DINER 16' 0" x 5' 4" (4.90m x 1.65m)

uPVC door leading to Garden, uPVC double glazed window, Radiator, Ceiling lights, Ceramic tiles laid to floor, 4 hob Gas cooker with matching canopy extractor, Full range of fitted Eye to Base level kitchen units with worktop, Complementary splash back tiles, Inset sink with Chrome mixer tap, Space for Fridge/Washing machine and Dryer.

BEDROOM 1 10' 1" x 10' 0" (3.09m x 3.07m)

uPVC double glazed window, Wood panel door, Radiator, Ceiling light, Carpet laid to floor.

BEDROOM 2 11' 7" x 7' 0" (3.55m x 2.15m)

uPVC double glazed window, Wood panel door, Radiator, Ceiling light, Carpet laid to floor.

BATHROOM 8' 4" x 5' 4" (2.55m x 1.63m)

uPVC double glazed window, Wood panel door, Towel rail/Radiator, Ceiling lights, Wood flooring, Full tiled walls, 3 piece Bathroom suite 'Lifetime Acrylic Bathtub' with Chrome mixer tap, Low level W/C and Inset wash basin with Chrome mixer tap.

GARDEN Low maintenance block paved garden.





Ground Floor
Approx. 31.9 sq. metres (343.4 sq. feet)



First Floor
Approx. 27.6 sq. metres (297.4 sq. feet)



Total area: approx. 59.5 sq. metres (640.9 sq. feet)

Further information:

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

OFFER CHECKLIST

- Proof of ID
- Proof of Address
- Bank Statement/proof of funds
- Solicitors contact details
- Letter to Confirm Offer

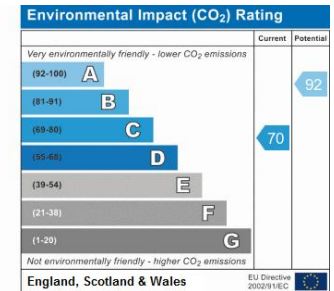
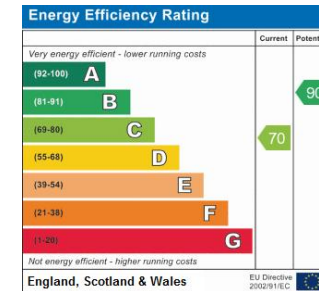
A Finders Fee may be payable.

Tenure: Freehold

Local Authority:

Council Tax Band: Band

Viewings: By appointment only



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

