



Norman Street

West End Leicester LE3 0BB

Offers in the Region of £180,000

Knightsbridge

ESTATE AGENTS & VALUERS

Knightsbridge is proud to present a two-bedroom character property in the heart of West End. The property itself benefits from gas central heating, double glazing, entrance hallway, two reception rooms, fitted kitchen, two double bedrooms and bathroom. There are two outbuildings and an outdoor WC along with a rear courtyard garden to the property's exterior. The property has been renovated throughout. However, it has maintained many of its period features.

The property is well placed for amenities and services, including renowned local schooling, University of Leicester, De Montfort University, the Royal Infirmary and Leicester General hospitals, as well as shopping facilities along Narborough Road, the fashionable district of West End and Braunstone Gate. Rail links to London, Birmingham and Nottingham, regular bus routes running to and from Leicester City Centre and Fosse Retail Park are also within easy reach with motorway access close by including M1 & M69.



- Gas Central Heating, Double Glazing
- Two Reception Rooms
- Newly Fitted Kitchen
- Two Double Bedrooms
- Newly Fitted Bathroom
- Rear Garden

Entrance Hallway 2'9" x 12'4"

With a wooden front door, wooden flooring, coving, a radiator and access for the dining room and lounge.

Lounge 8'6" x 14'1"

With a bay window to the front elevation, laminate flooring, coving, feature open fireplace and a radiator.

Dining Room 11'3" x 13'

With a window to the rear elevation, lino, open working fireplace, storage, a radiator and access to the kitchen and first floor.

Kitchen 6'2" x 11'2"

With window to the side elevation, base and eye level unit, roll top work surfaces, a Belfast sink unit, gas hob, oven, extractor fan, space for washing machine, space for a fridge/freezer and a radiator.

Landing 2'5" x 12'2"

With loft hatch providing access to a partially boarded loft space.

Bedroom One 11'2" x 12'

With a window to the front elevation, built-in storage cupboard, carpet and a radiator.

Bedroom Two 8'8" x 11'9"

With a window to the rear elevation, carpet and a radiator.

Bathroom 6'2 x 11'2"

With a frosted window to the rear elevation, bath with shower over, glass shower screen, sink, low-level WC, storage cupboard housing the boiler and a radiator.

To the rear exterior of the property is a rear courtyard garden, two outbuildings, a decking area, an outdoor WC and access to the front of the property.



IMPORTANT NOTE: The floor plans are **NOT TO SCALE** and are intended to be used as a guide only. They should **NOT** be used for any other purpose. Similarly, the plans do not represent the décor of the property including the floor coverings, wall coverings, fixtures and fittings.

Energy Efficiency Rating	
Current Rating – D 62	Potential Rating – B 89

IMPORTANT NOTE: We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be relied upon as an accurate measurement. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to a purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & Valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property and/or its fixtures and fittings.