NICK HUMPHREYS

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SINCE 1986









Burder Street, Leicestershire, LE11 1JJ

£165,000

We are delighted to offer this mid-terrace property For Sale, ideally located within walking distance of the train station and town centre. The property benefits from gas central heating and uPVC double-glazed windows.

The ground floor comprises a lounge, dining area which is open plan to the fitted kitchen. On the first floor, there are two double bedrooms and a bathroom. Externally, the property features an enclosed rear garden.

Not to be missed - contact us today for more information!

Burder Street, Leicestershire, LE11 1JJ

Tenure
Freehold

Council Tax Band
South Derbyshire Council

Council Tax Band : A

Viewings
Please contact Julie, Lauryn or Henry at our office to arrange your viewing.
All viewings are by appointment only.

Services
Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations
If you have a property to sell please contact us to arrange your free valuation.
We can be contacted Monday - Friday 9am - 5pm or Saturdays 10am - 3pm.

Fixtures, Fittings & Appliances
The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs
Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the

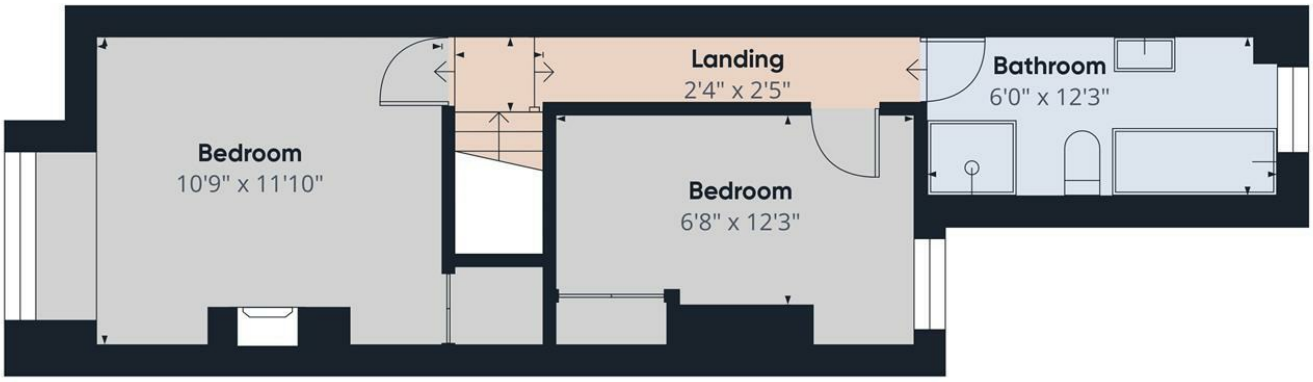
Hours Of Business
Our office is open Monday to Friday 9am - 5pm

Saturday 10am - 3pm.





Floor 0



Floor 1

Approximate total area(1)

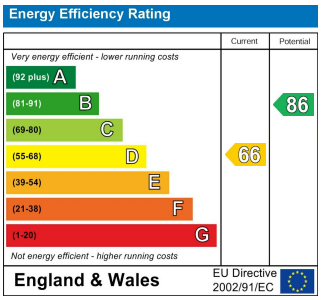
699.64 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



39 Ashby Road, Loughborough, LE11 3AA
T: 01509 260606 loughborough@nickhumphreys.co.uk