

**SOLD  
STC**



**11a Chapel Street, Enderby, LEICESTER LE19 4NE**

**£220,000 - Freehold**

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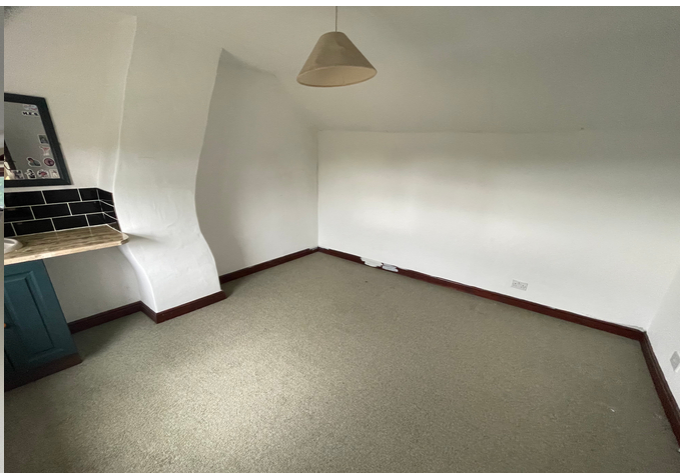


## PROPERTY DESCRIPTION

Requires Modernisation! - Ideal investment opportunity for a cash buyer/builder, the detached cottage benefits from accommodation comprising, entrance porch, lounge, kitchen diner, d/s bathroom, first floor, one/two bedrooms. The property benefits from gas fired central heating to radiators, ample off road parking to the front for multi vehicles with space for garages etc (subject to local planning process). The property comes with NO CHAIN and early viewing is advised.

## POINTS OF INTEREST

- *Detached Cottage*
- *One/Two Bedrooms*
- *Lounge*
- *Kitchen/Diner*
- *Ample ORP*
- *GFCH*
- *Requires Modernisation*
- *No Chain*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Porch

Door to the front aspect.

#### Lounge

16' 3" x 12' 2" (4.95m x 3.71m) Window to the front aspect, stairs to the first floor landing and radiator.

#### Kitchen Diner

17' 2" x 13' 3" (5.23m x 4.04m) Window to the front aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainer, plumbing for washing machine and radiator.

#### Downstairs Bathroom

Window to the front aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over, built in airing cupboard, tiled flooring and radiator.

### First Floor

#### Bedroom One

13' 3" x 12' 3" (4.04m x 3.73m) Two windows to the front aspect, window to the rear aspect, loft access and radiator.

#### Bedroom Two

13' 0" x 13' 4" (3.96m x 4.06m) Window to the front aspect, located off bedroom one, built in hand wash basin and radiator.

#### Outside

To the front of the property there is ample off road parking for multi vehicles and garden area.

#### Additional Notes:

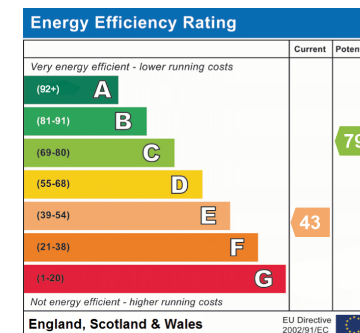
Council tax band C (Blaby District Council)

Standard Brick Construction / Tiled Roof

Connected to mains gas/water/electric/sewerage

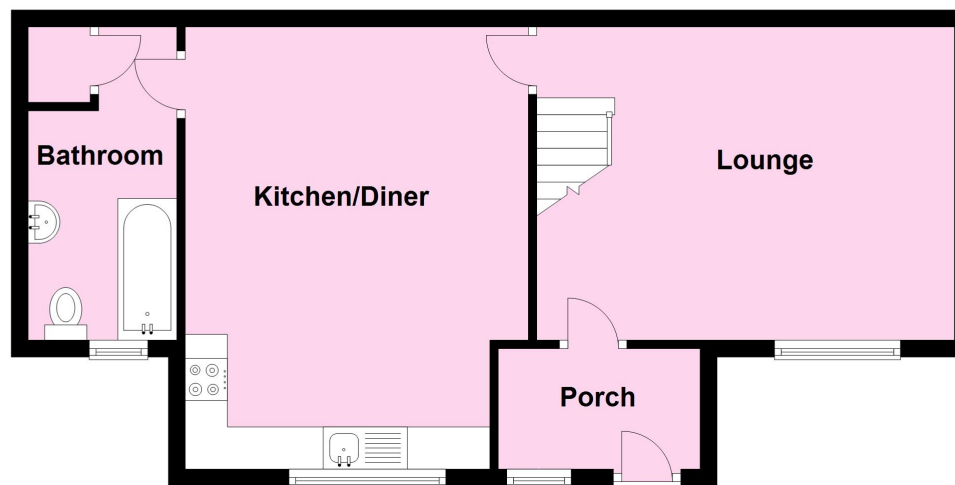
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



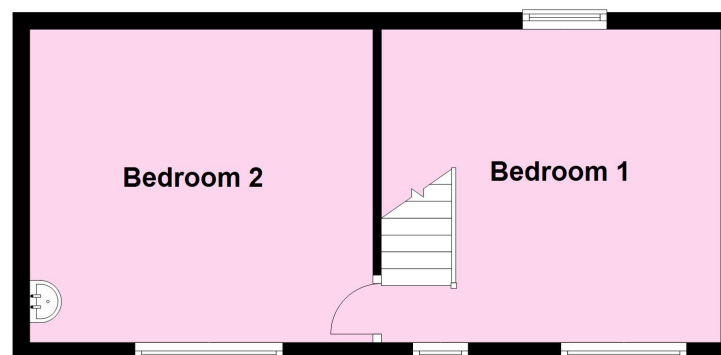
### Ground Floor

Approx. 50.2 sq. metres (540.2 sq. feet)



### First Floor

Approx. 30.5 sq. metres (328.0 sq. feet)



**Total area: approx. 80.7 sq. metres (868.2 sq. feet)**

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