



1 Station Street, Whetstone, Leicester. LE8 6JS

- Two Bedroom Semi Detached Terrace Style Villa
- In Need Of Some Improvement
- Entrance Hall, Front Reception, Rear Reception Room, Kitchen
- Landing, Two Good Size Bedrooms, Bathroom
- Gas Fired Central Heating System
- Rear Garden, Store
- No Onward Chain, Viewing Recommended
- EPC Rating E & Council Tax Band B



PROPERTY DESCRIPTION

Period semi detached terrace style villa in popular location of Whetstone. Offering spacious accommodation the property is in need of some improvement. In brief the property comprises of entrance hall, front reception room, good size rear reception room with open access to the kitchen area which has a side access door to the rear lean to. To the first floor the landing leads to the two generous double bedrooms and a rear family bathroom. Externally there is a small front forecourt, side access gate leading to the rear garden with pathway, borders, fence/wall surround and two rear stores.

Viewing recommended to appreciate the size and style of accommodation. EPC rating E, Council tax is band B.



ROOM DESCRIPTIONS

Entrance Hall

Front Reception Room

11' 3" plus understairs area x 11' 3" into rec
(3.43m x 3.43m)

Rear Reception Room

14' 9" into rec x 11' 8" (4.50m x 3.56m)

Kitchen Area

11' 1" x 7' 9" (3.38m x 2.36m)

Landing

Bedroom

14' 9" into rec x 11' 4" (4.50m x 3.45m)

Bedroom

11' 8" x 11' 3" (3.56m x 3.43m)

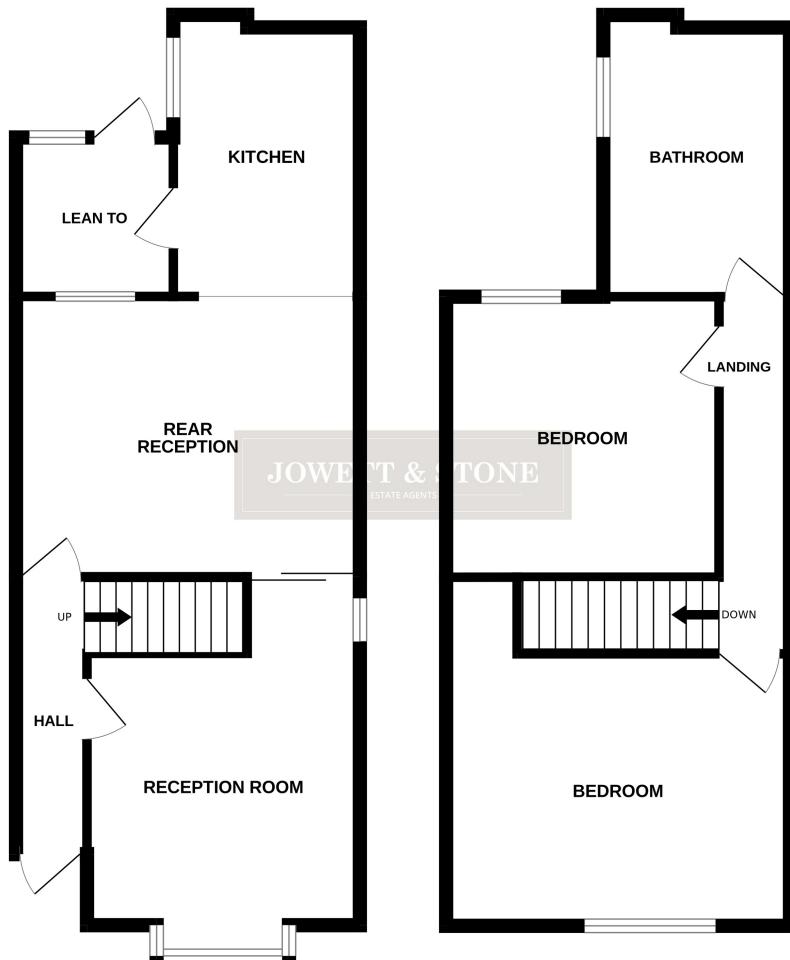
Bathroom

10' 11" plus rec x 7' 9" (3.33m x 2.36m)

External

Rear Garden



GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.

TOTAL FLOOR AREA : 957 sq ft. (88.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the location 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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