

SOLD STC

£165,000 Freehold



7 Cross Street, Enderby, Leicester. LE19 4NJ

- Two Bedroom End Cottage
- Located In The Heart Of Enderby Village
- In Need Of Some Cosmetic Improvement
- Lounge With Log Burner, Breakfast Kitchen, Rear Lobby/Store
- Landing, Two Bedrooms, Shower Room/Wc
- Gas Fired Central Heating System, Majority Double Glazing
- Rear Courtyard Area
- Early Viewing Recommended
- EPC Rating D & Council Tax Band A



PROPERTY DESCRIPTION

Two bedroom end terrace cottage located in the heart of Enderby Village. Small but charming the property needs some cosmetic improvement but would make an ideal first time or investment buy. Early viewing recommended. In brief the property comprises of entrance area, Lounge area to the left with dual aspect windows, log burner and access to the stairs leading to the first floor. To the right of the entrance area is a breakfast kitchen fitted with base and wall units, store cupboard, front window and side door and window leading to the rear lobby/store giving access to the rear. To the first floor there is a master bedroom with dual aspect windows, fitted robes and store. The second bedroom has a front window and gives access to the shower room/wc. The property further benefits from gas fired central heating system and majority double glazing. Externally to the front of the property there are steps up to the front door and a raised gravel display area. There is a small courtyard area to the rear with a shed, this is accessed over neighbouring properties and also the rear lobby/store. EPC rating is D, Council tax is band A.



ROOM DESCRIPTIONS

Entrance Area

Living Room

13' 9" into rec x 12' 0" (4.19m x 3.66m)

Breakfast Kitchen

13' 8" x 8' 10" (4.17m x 2.69m)

Rear Lobby/Store

Landing

Bedroom

12' 0" x 11' 11" to front of robes (3.66m x 3.63m)

Bedroom

9' 0" x 8' 10" (2.74m x 2.69m)

Shower Room/Wc

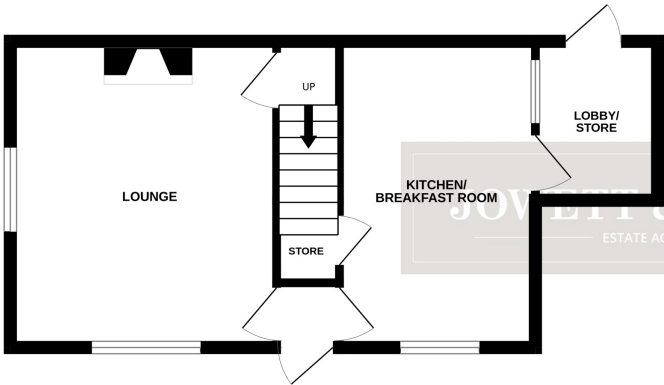
8' 9" x 4' 3" (2.67m x 1.30m)

External

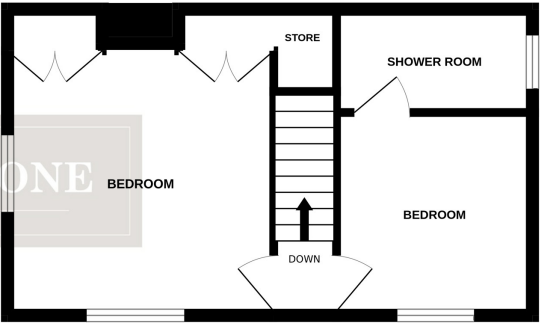
Rear Courtyard Area



GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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