



## 2 bed terraced house to buy in

Dunton Street, Leicester, Leicester, LE3 5EN

**£120,000** Starting Bid

 x2  x1  x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 2 Bedroom Terrace Property
- ✓ Fully Double Glazed
- ✓ Close to Local Amenities
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Introducing this 2-bedroom mid-terraced house that offers a wonderful opportunity for those seeking a property brimming with potential. In need of modernisation, this terrace property presents a blank canvas for the discerning buyer looking to put their stamp on a well-located dwelling. The house is fully double-glazed, ensuring a warm and quiet environment inside, offering a cosy retreat from the hustle and bustle of every-day life.

Upon entering the property, you are greeted by two reception rooms, providing versatile living spaces that can be adapted to suit individual needs. Whether used as a formal lounge area, a dining room, a home office, or a playroom, these rooms offer flexibility to accommodate various lifestyles.

Situated conveniently close to local amenities, this property offers easy access to essential services, ensuring daily convenience for the occupants. With primary and secondary schools in close proximity, families will appreciate the educational opportunities available within a stone's throw of their front door.

One of the standout features of this home is its prime location, just a short walk to the city centre. This proximity means residents can enjoy the vibrancy and convenience of city living while still benefiting from the tranquillity of a residential neighbourhood.

In summary, this 2-bedroom mid-terraced house presents an exciting blank canvas for renovation, boasting ample potential for those with vision. With its fully double-glazed windows, two reception rooms, and convenient location near local amenities, primary & secondary schools, and the city centre, this property offers an appealing opportunity for a buyer looking to create their ideal living space. Don't miss out on the chance to transform this house into a welcoming home tailored to your unique preferences and needs.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £120,000

Property Type: Terraced House

Parking: On Street

Year built: 1920

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

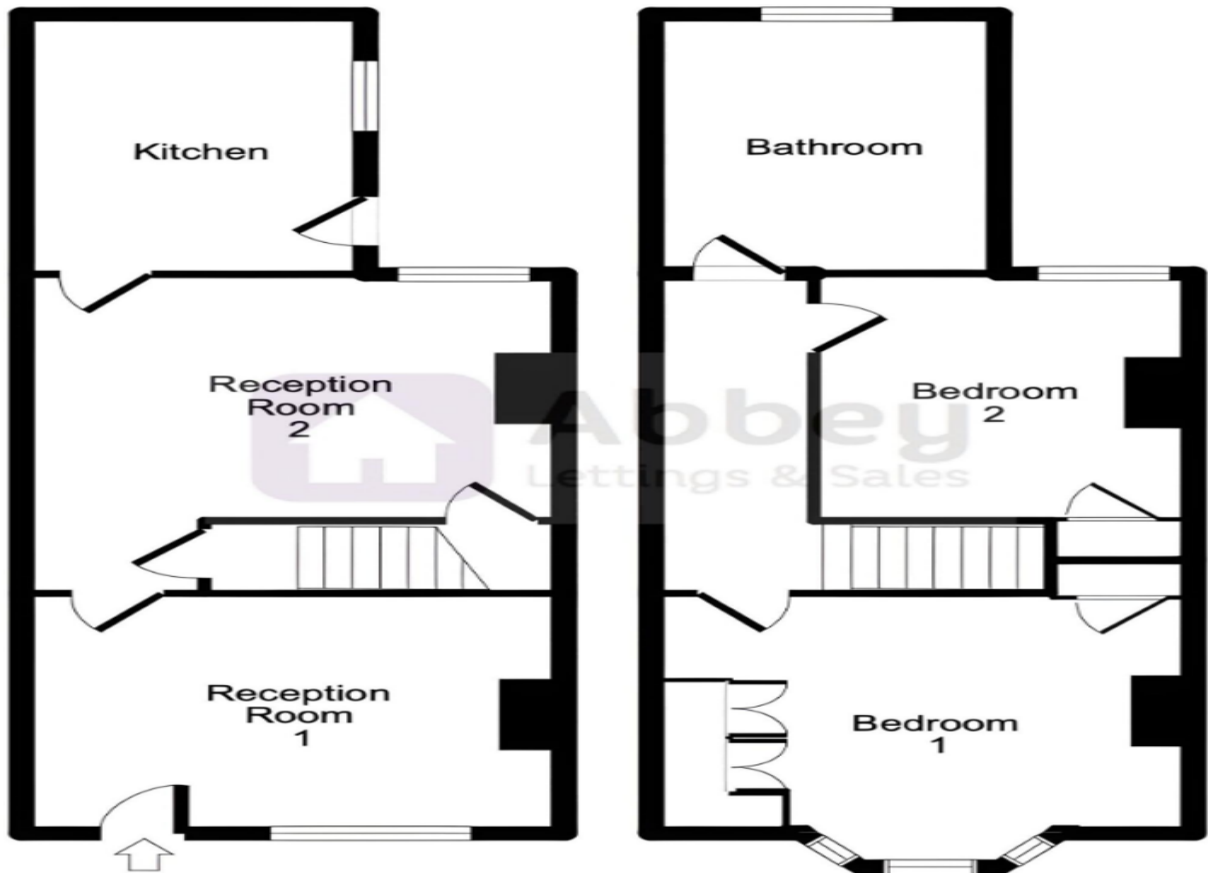
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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