

Connells

Rivers Street
Leicester

Rivers Street
Leicester LE3 5RX

for sale
£135,000







Property Description

CASH BUYERS ONLY

INVESTMENT OPPORTUNITY

A spacious four-bedroom mid-terrace property offering generous accommodation across three floors, ideal for investors or buyers seeking a renovation opportunity. The property features two reception rooms, a fitted kitchen, four well-proportioned bedrooms, and a private rear garden. Conveniently located close to Leicester City Centre, local amenities, schools, and transport links.

Cash buyers only. Early viewing is highly recommended to appreciate the potential this property has to offer.

Hallway

Living Room

A front-facing reception room with a window providing natural light, radiator, and access from the entrance hall. Offering good proportions and excellent potential for refurbishment, creating an inviting living space.

Dining Room

A spacious dining room offering ample space for family meals and entertaining. Featuring a rear aspect with access to the kitchen, this versatile room provides excellent potential for modernisation and can be adapted to suit a variety of living arrangements.

Kitchen

A fitted kitchen comprising a range of wall and base units with work surfaces, sink drainer and space for appliances. The room provides access to the rear garden and offers excellent scope for improvement and modernisation.

First Floor Landing

Bedroom Three

A well-proportioned bedroom featuring a window, radiator and space for bedroom furnishings. Offering excellent potential for refurbishment

Bedroom Four

Featuring a window, radiator and space for bedroom furnishings. Offering excellent potential for refurbishment

Bathroom

Comprising a panelled bath with shower attachment, wash hand basin and low-level WC. The bathroom offers scope for updating and modernisation to suit individual requirements.

Separate Wc

Comprising a low-level WC and obscure window, providing additional convenience and practicality for a family home. Offering scope for cosmetic improvement.

Second Floor Landing

Bedroom One

A generous double bedroom featuring a front-facing window allowing for plenty of natural light, radiator, and ample space for freestanding furniture. Offering excellent potential for refurbishment and personalisation to create a comfortable principal bedroom.

Bedroom Two

A spacious double bedroom located on the second floor, featuring a skylight window and additional rear-facing window allowing for plenty of natural light. Offering ample space for bedroom furniture and excellent potential for refurbishment to create a comfortable and versatile living space.

Outside

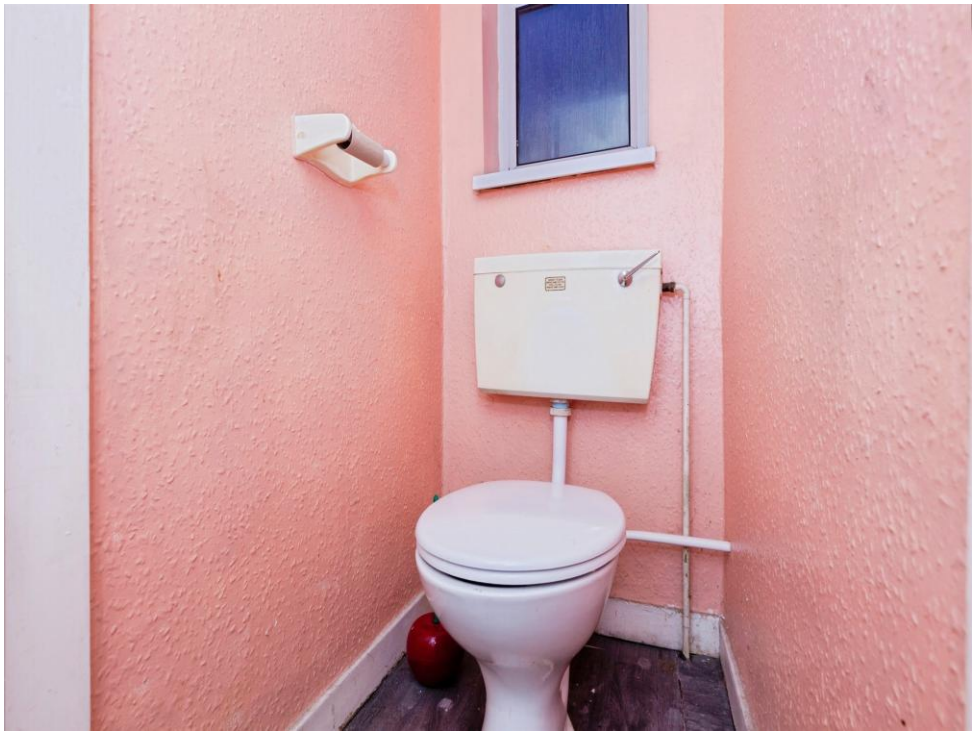
To the rear, the property benefits from an enclosed garden, mainly laid to lawn with a patio area and fenced boundaries, offering outdoor space with potential for landscaping and improvement.



















Total floor area 120.1 m² (1,292 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: D

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326735

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.