FOR SALE £260,000



85 Stafford Street, Leicester LE4

Rightway Estate Agents are pleased to offer for sale this larger than average three-bedroom bay fronted mid-terrace property. Located in the highly sought-after location of Belgrave in Leicester. This property offers the perfect opportunity for anyone looking for a project in order to create their next dream home or indeed any investor searching a next buy to let investment. Early viewing advised!



Details in brief:

- **Three-bedroom Bay fronted mid-terrace property.**
- **Spacious reception room.**
- **Large dining room.**
- **Fitted kitchen /diner.**
- **Ground floor bathroom.**
- **Further first floor shower room.**
- **Large rear garden.**
- **Requires modernisation.**
- **Walking distance to the**



- **Good Schools and shopping areas within walking distance.**
- **Great transport links.**
- **Ideal buy to let investment.**
- **Price: £260.000.**
- **EPC: Rating D.**
- **Available immediately.**
- **Viewing highly recommended.**

Ground floor:

Reception Hall: 4.37m x 0.95m.

Lounge: 2.78m x 4.16m.

Dining Room: 3.83m x 3.85m.

Kitchen/Diner: 2.77m x 6.28m.

Ground Floor bathroom: 2.40m x 2.07m.

First Floor:

Spacious landing.

Bedroom one: 4.35m x 3.60m.

Bedroom Two: 3.15m x 3.38m.

Bedroom Three: 2.43m x 3.41m.





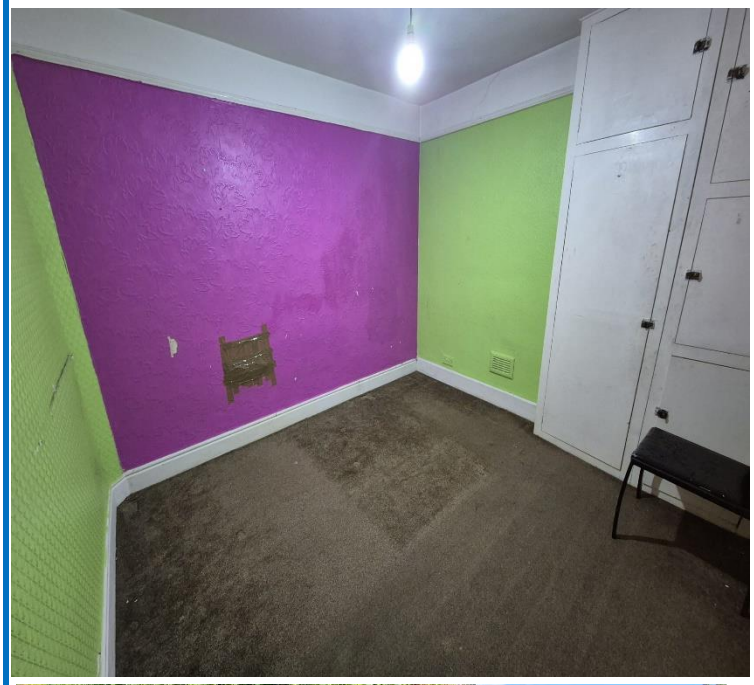
F/F Shower room & WC: 1.79m x 1.40m.

Outside:

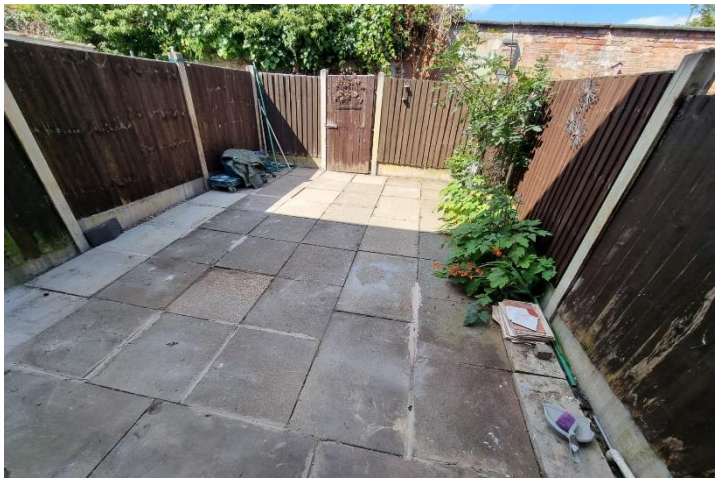
Large rear garden.











To view:

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All measurements are approximate and do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. All measurements have been taken as a guide to prospective buyers only and are not precise.

If you require clarification on any points please contact us