



BASSETT STREET, LEICESTER

£1,200

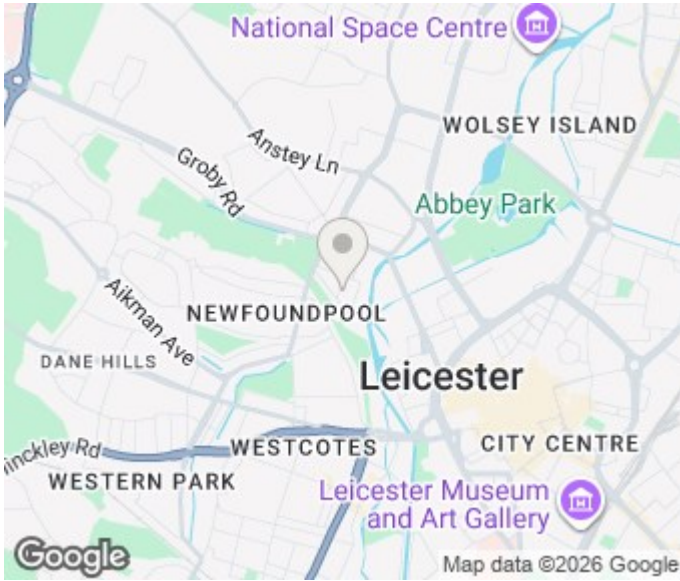
Nestled in the sought-after area of Bassett Street, Leicester, this charming house offers a delightful blend of comfort and convenience. With its prime location just off the A50/Frog Island, residents will enjoy easy access to local amenities and the vibrant city centre, all within a pleasant walking distance.

The property boasts a well-designed layout, featuring one inviting reception room that serves as a perfect space for relaxation or entertaining guests. There are three spacious bedrooms, with two generously sized rooms located on the first floor, providing ample space for rest and privacy. The third bedroom, situated on the ground floor, presents a versatile option that can easily be transformed into a home office, catering to the needs of modern living.

The kitchen and bathroom have been thoughtfully re-fitted in a contemporary style, ensuring that both spaces are not only functional but also aesthetically pleasing. The kitchen is well-equipped, making it a joy for any home cook, while the stylish bathroom offers a serene retreat for unwinding after a long day.

Additionally, the house is fitted with UPVC glazing, enhancing energy efficiency and providing a comfortable living environment throughout the year. A modern boiler further adds to the

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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