



Putting great property on the map

**11 Carl Street
Aylestone
Leicester
LE2 8SE**

£165,000



Ideal buy to let investment opportunity. Offered for sale as a buy to let only and subject to an existing periodic assured shorthold tenancy agreement at £560pcm.

Double glazed windows, modern combination boiler, popular location. An opportunity not to be missed!

Entrance hall

Lounge 4.06m x 3.11m (13'4" x 10'2")

Kitchen 4.06m x 2.25m (13'4" x 7'5")

Landing

Bedroom one 3.20m x 3.11m (10'6" x 10'2")

Bedroom two 3.12m x 2.73m (10'3" x 8'11")

Bedroom three 2.25m x 2.30m (7'5" x 7'7")

Bathroom 2.28m x 1.69m (7'6" x 5'7")

Outside

There's a fore garden, shared access to the side leads to the rear garden where you'll also find an outside store housing the modern combi boiler.

Viewings

IMPORTANT: CORONAVIRUS SAFETY PROCEDURE ON VIEWINGS.

As a responsible business, the safety and wellbeing of our colleagues, customers,

householders and the general public is our overriding priority. During these these extraordinary times, Government guidelines insist that we take extra precautions. In the first instance, all viewers will be asked to confirm they have watched the online video tour included within the details. Prior to a physical viewing being carried out, we will require all parties to complete our viewing

Agents notes

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification.

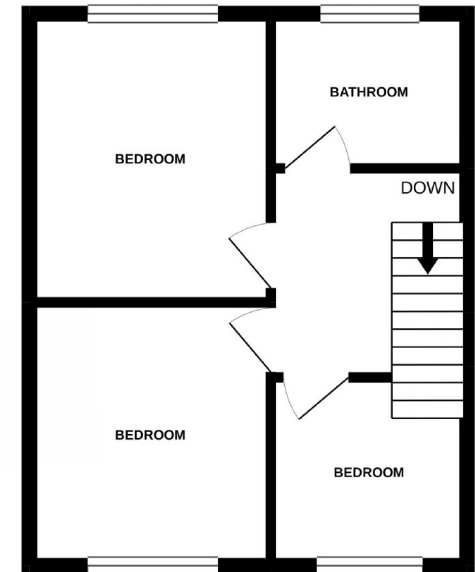
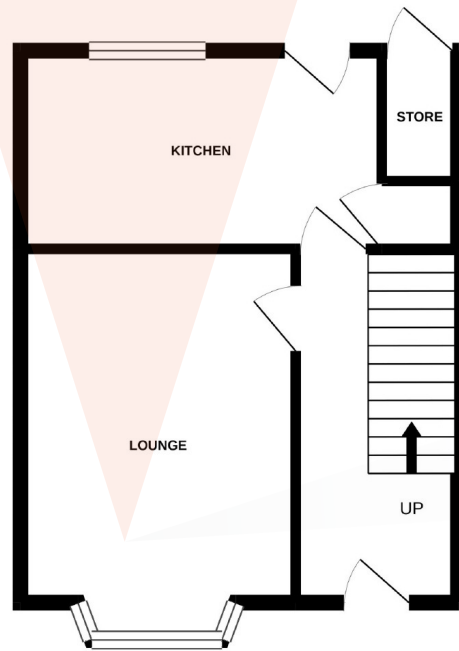
Tenure

The property is being sold freehold with

Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Anti money laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



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