



Putting great property on the map

**54 Cherryleas Drive
Leicester
LE3 0LS**

£115,000



This ground floor maisonette with an extended lease offers spacious accommodation to include an entrance area, lounge, separate kitchen, two double bedrooms, shower room and a conservatory. The property has its own rear garden and a garage located in a block. Ideal for owner occupiers and buy to let investors alike, this property is sure to sell quickly so an early viewing is recommended! No chain.

Entrance Vestibule

With a double glazed UPVC door to the front, electric heater, further door giving access to the lounge.

Lounge 5.13m x 3.41m (16'10" x 11'2")

With a UPVC double glazed window to the front, radiator, fireplace. The owners will also include the sofa and chair along with a table and sideboard.

Kitchen 3.00m x 2.65m (9'10" x 8'8")

With a UPVC double glazed window with door to the rear, range of both base and wall mounted units, work surfaces, sink and drainer, gas cooker, fridge freezer, washing machine, tiled splash backs, tiled flooring, radiator.

Inner Hallway

With a storage cupboard and airing cupboard.

Bedroom One 4.50m x 2.60m (14'9" x 8'6")

With a UPVC double glazed window to the front, fitted wardrobe with cupboards over, additional free standing wardrobe, two single beds, radiator.

Bedroom Two 3.65m into wardrobes x 2.70m (12'0" into

With a UPVC double glazed window and a door to the rear giving access to a conservatory, fitted wardrobes with cupboards over, freestanding wardrobe and sideboard/dresser, radiator, wall mounted combination boiler.

Conservatory 3.77m x 2.31m (12'4" x 7'7")

Of brick and UPVC construction with windows to the side and rear, door to the side giving access to the garden.

Shower Room 2.60m x 1.60m (8'6" x 5'3")

With a UPVC double glazed window to the rear, low level WC, pedestal wash hand basin, shower tray with curtain and electric shower, wall

mounted unit, heated towel rail.

Garage

A single garage with an up and over door, located in a block close by towards the end of Cherryleas Drive.

Tenure

The lease for the flat and garage was extended approximately 10 years ago on standard terms with a peppercorn rent and 90 years added to the term. We understand the new lease expires in March 2154. These details should be checked prior to costs being incurred.

Agent's Notes

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contemplating travelling some distance to view. Measurements are given in good faith and whilst

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Offer Process

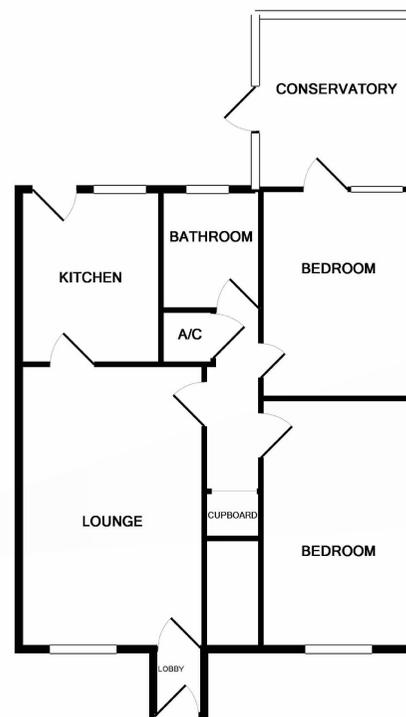
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