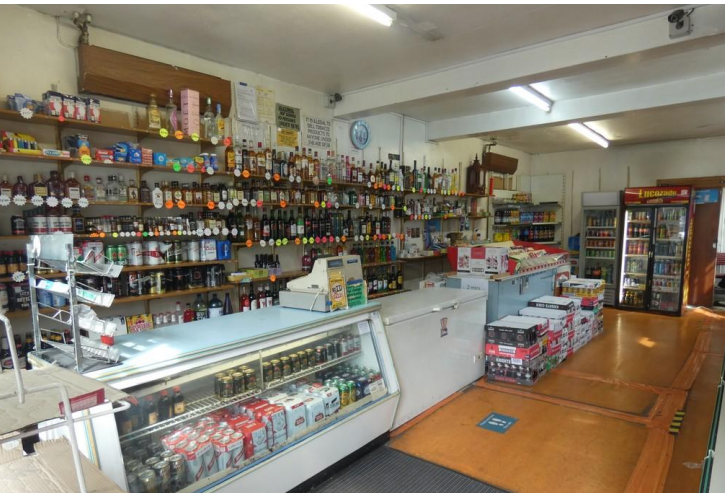





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Highfields, Leicester

Offers Over £325,000
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*****IDEAL INVESTMENT OPPORTUNITY! - SOUGHT AFTER LOCATION! - UPGRADING WORKS REQUIRED*****

This COMMERCIAL SHOP which includes a 5 bedroom flat and A SINGLE GARAGE is situated in the popular Highfields area situated closely to local amenities and close to place of worship. Briefly the property comprises of 5 Bedrooms, Entrance Hallway, Lounge, Kitchen and Bathroom. The property benefits from Gas Central Heating and a SINGLE GARAGE.

Viewing by appointment only.

COMMERCIAL SHOP 30' 1" x 12' 8" (9.17m x 3.87m) Ground floor shop with access to cellar.

SIDE ENTRANCE Double glazed door which provide a side access to the first floor flat.

LOUNGE 15' 3" x 12' 9" (4.66m x 3.91m) Staircase off, door access to garage, radiator and window.

SINGLE GARAGE 13' 11" x 12' 2" (4.25m x 3.71m) Single garage with up and over door and access to w.c.

FIRST FLOOR

LANDING Staircase to second floor.

BEDROOM 1 12' 7" x 11' 9" (3.84m x 3.59m) Window and radiator.

KITCHEN 12' 1" x 9' 7" (3.69m x 2.94m)

BEDROOM 2 9' 8" x 8' 8" (2.95m x 2.65m) Window and radiator.

BATHROOM Bath tub, close coupled w.c., wash hand basin, radiator and tiled walls.

SECOND FLOOR

LANDING

BEDROOM 3 9' 1" x 8' 3" (2.79m x 2.54m)
Storage into eaves and skylights.

BEDROOM 4 13' 3" x 10' 8" (4.04m x 3.27m)
Window and radiator.

BEDROOM 5 11' 1" x 9' 0" (3.40m x 2.76m)
Window and radiator.

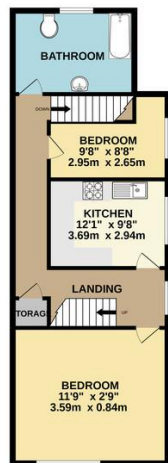
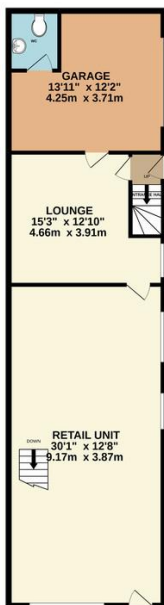
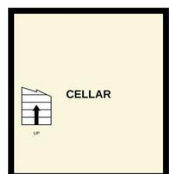


BASEMENT

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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