



66 Dannett Street , Leicester, LE3 5RJ Asking Price £185,000

Nestled in the vibrant West End suburb of Leicester, this property boasts an excellent location with easy access to De Montfort University, Leicester Royal Infirmary, and the City Centre, where you'll find a variety of everyday conveniences in nearby Woodgate. This generously sized and well-equipped living space presents a fantastic opportunity for both investors and first-time buyers. The layout includes two inviting reception rooms, a modern fitted kitchen, three bedrooms on the upper floor, and a ground floor bathroom complete with a shower, all complemented by a charming walled garden.

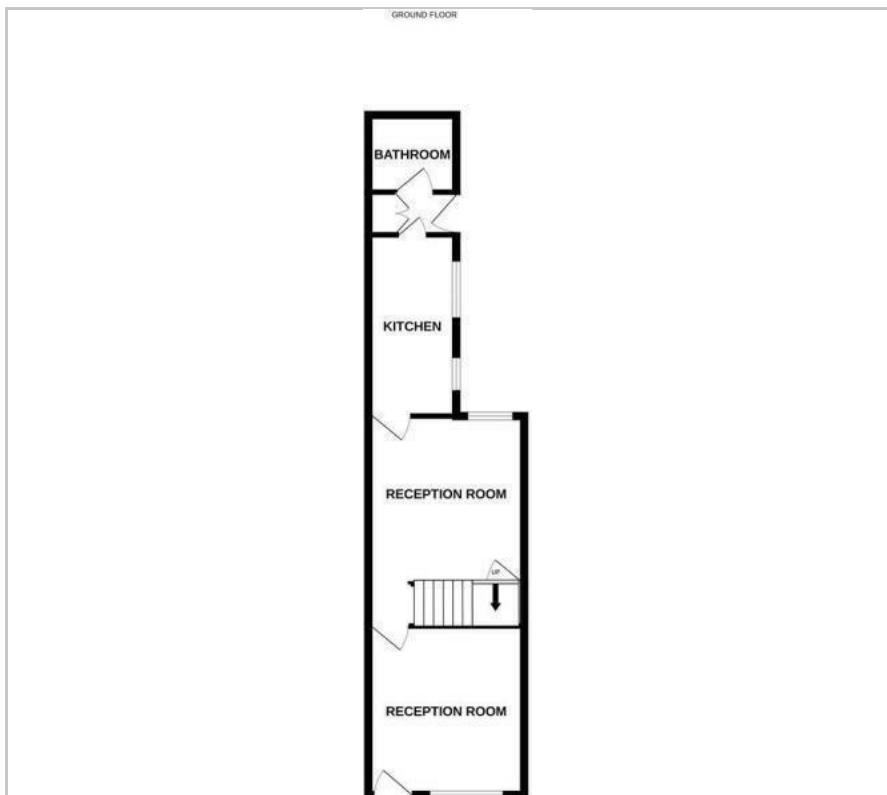
Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.

- Two bedrooms
- Ideally located
- Investment opportunity
- No chain
- Call to view



Floor Plan



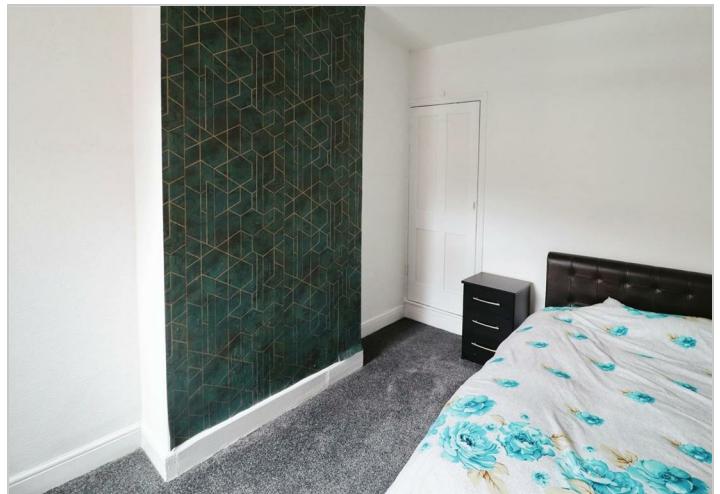
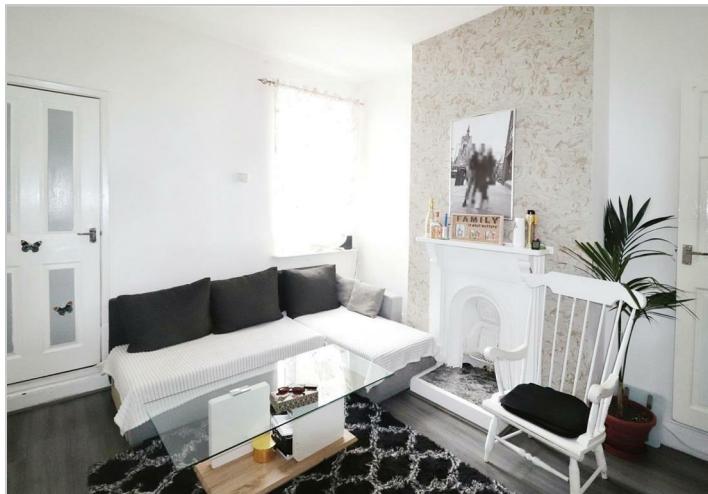
Area Map



Energy Efficiency Graph

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 2002/81/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/81/EC	



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