



45 Luther Street , Leicester, LE3 0QH £170,000

Delightful Two-Bedroom Terrace in a Convenient Leicester Location

Situated on the outskirts of Leicester, this charming two-bedroom terraced property offers a blend of character, space, and practicality. The home is perfectly located for those seeking easy access to the city center, nearby amenities, and excellent transport links, making it an ideal choice for first-time buyers, young families, or investors.

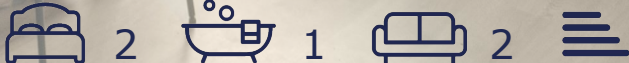
On the ground floor, the property features two well-proportioned reception rooms. The front room serves as a comfortable living area, while the rear reception is perfectly suited as a dining room, ideal for entertaining or family meals. At the rear of the property, the kitchen provides ample space for meal preparation offers plenty of storage space.

Upstairs, you'll find two generously sized double bedrooms, each showcasing charming feature fireplaces that add character to the space. The family bathroom, also located on the first floor, is both practical and well-maintained.

To the rear, the property boasts a neat and low-maintenance yard, complete with brick-built

Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

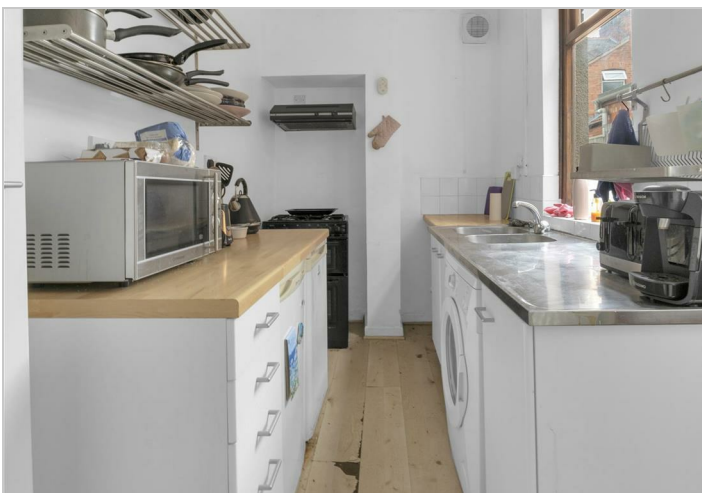
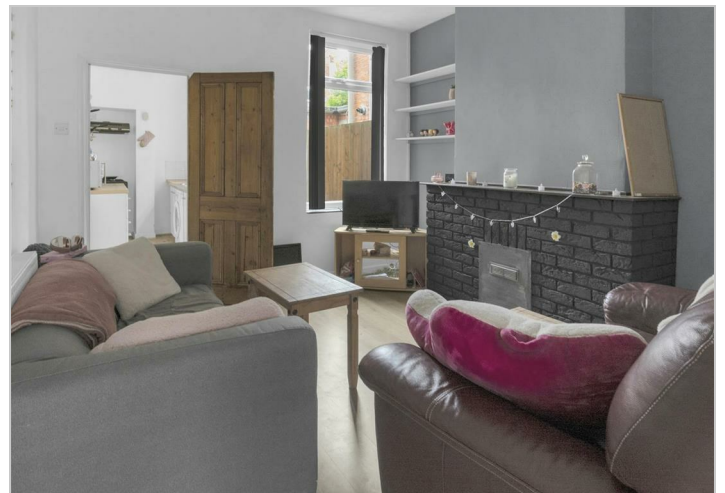
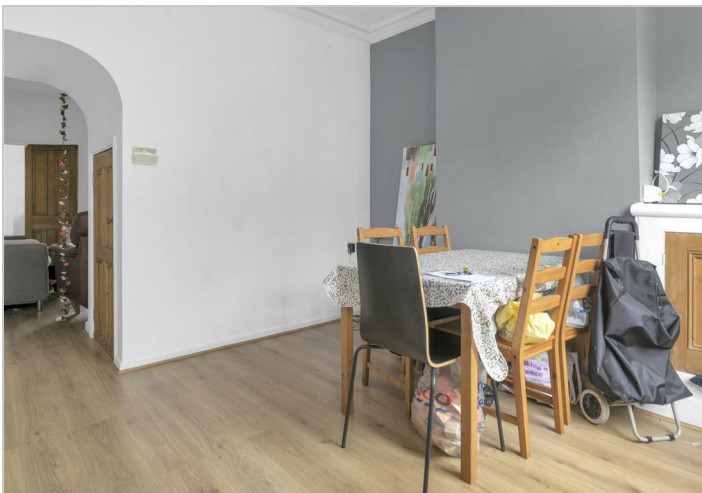


Area Map



Energy Efficiency Graph

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



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