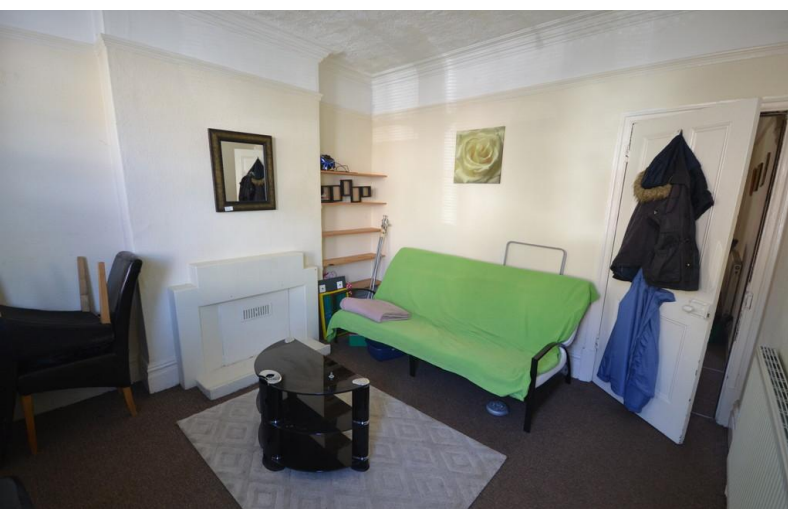


FOR SALE



Lavender Road , West End, Leicester

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking price of £150,000

MARTIN&CO



- TWO BEDROOM TERRACE
- UPSTAIRS BATHROOM
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- POPULAR LOCATION
- NO UPWARD CHAIN
-

PROPERTY DESCRIPTION A terraced property benefiting from access via a shared entry gives a great opportunity for first time buyers or investment purchasers. In need of some modernisation the home offers two reception rooms, a galley style kitchen, two sizeable bedrooms and a family bathroom. The rear garden offers a mature garden laid mainly paved.

Awaiting EPC – on order



RECEPTION ONE 14' 3" x 11' 2" (4.34m x 3.4m)
The hardwood entrance door with inset glazed window gives access to the first reception room which features a bay window to the front aspect of the home

RECEPTION TWO 15' 2" x 11' 2" (4.62m x 3.4m)
Giving access to understairs storage cupboard and to the stairs leading to the first floor accommodation. A window overlooks the rear garden aspect.

KITCHEN 10' 5" x 7' 0" (3.18m x 2.13m) Offering a range of wall and base units with complementing work surface over, An inset stainless steel sink with hot and cold mixer taps over, window to the side elevation and convenient pedestrian door giving access to the rear garden.

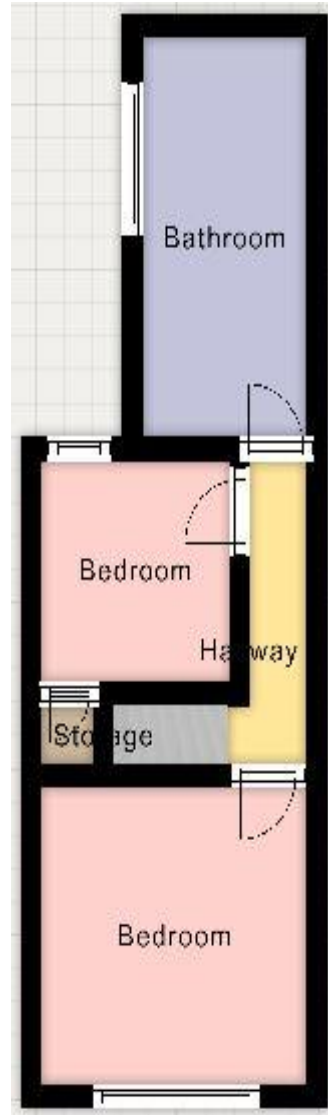
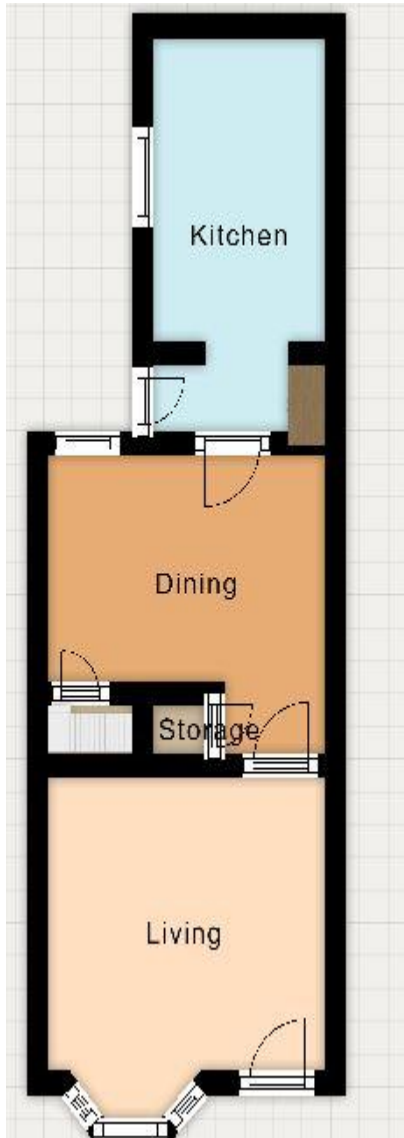


BEDROOM ONE 12' 10" x 11' 2" (3.91m x 3.4m)
Benefiting from a front aspect window and inset decorative fire place with mantle shelf over.

BEDROOM TWO 12' 1" x 9' 9" (3.68m x 2.97m)
Bedroom two includes a feature fire place with mantle shelf over and benefits from a rear aspect window

FAMILY BATHROOM 13' 1" x 7' 0" (3.99m x 2.13m)
Located to the rear of the home and in brief comprises; side panel bath with electric shower over, low level flush WC and pedestal wash hand basin. The room offers a sash style window to the side elevation. Further benefits include a storage cupboard





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.