

FOR SALE



Lambert Road, Leicester

2 Bedrooms, 1 Bathroom, End Terrace House

Asking Price Of £185,000


MARTIN&CO



- Two Bedroom End Terrace
- Located In The West End
- Two Reception Rooms
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Garage

A end terrace property situated within the thriving West End suburb of Leicester, superbly placed for everyday local amenities along the popular Narborough Road & nearby Braunstone Gate and major motorway networks & the city centre. This spacious accommodation briefly comprises, two reception rooms, fitted kitchen, two double bedrooms, bathroom suite, GCH, rear yard and garage with off road parking. No chain.

RECEPTION ROOM 13' 0" x 11' 11" (3.96m x 3.63m) Bay fronted window to the side, radiator, fireplace and soft flooring.

DINING ROOM 11' 3" x 15' 2" (3.43m x 4.62m) Bay window to the front and access to the kitchen, fire place, radiator and hard flooring.

KITCHEN 5' 11" x 12' 9" (1.8m x 3.89m) Fitted kitchen comprising of a range of wall and base units to include worktops and sink with mixer tap.

BEDROOM 13' 0" x 11' 11" (3.96m x 3.63m) Bay fronted window to the side, radiator and soft flooring.

BEDROOM 10' 0" x 12' 0" (3.05m x 3.66m) Window to the side which over looks the yard, radiator and soft flooring.

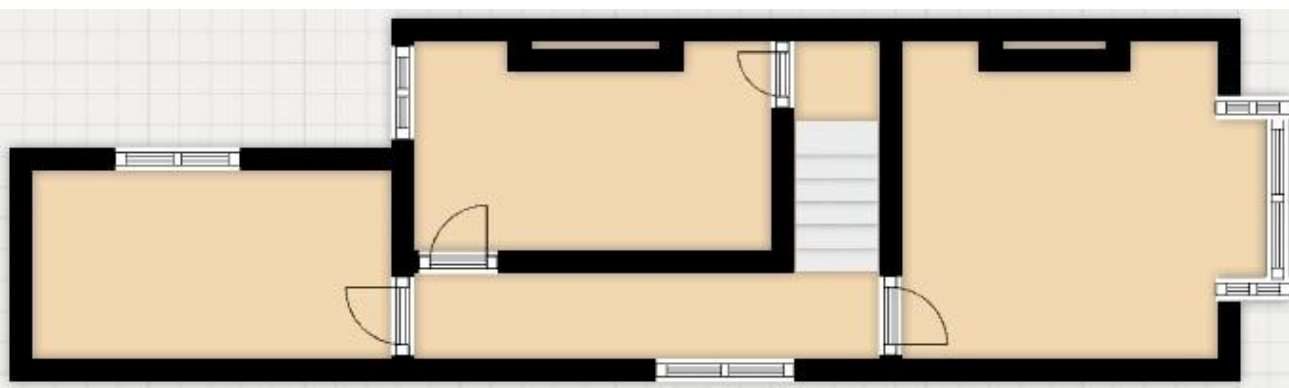
BATHROOM 5' 11" x 12' 9" (1.8m x 3.89m) Four piece set comprising of a bath, shower enclosure. W/C and a hand wash basin, radiator and window to the rear.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



OUTSIDE There is an enclosed rear court yard garden with fenced perimeter. To the rear of the property is a garage.





Martin & Co Leicester

162 Narborough Road • Leicester • LE3 0BW
T: 0116 204 4920 • E: leicester@martinco.com

0116 204 4920
<http://www.martinco.com>



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.