

FOR SALE



Norman Street, Leicester

3 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £240,000

MARTIN&CO



- Three Bedroom Mid Terrace House
- Located In The West End
- Two Reception Rooms
- Extended Kitchen
- W/C
- Three Bedrooms
- Bathroom

FULL DESCRIPTION Martin& Co are pleased to present this three-bedroom terraced property located on Norman Street in the popular West End area of Leicester. The property would make an ideal investment opportunity or first-time purchase, offering well-proportioned accommodation throughout.

The ground floor comprises an entrance hall providing access to a front lounge/bedroom with bay window, a separate sitting room, a w/c and a spacious kitchen/diner fitted with base and eye-level units, integrated oven with gas hob and space for white goods.

To the first floor are three bedrooms, including a generous main bedroom with bay window, along with a family bathroom.

Outside, the rear garden is paved for low maintenance and enclosed by a brick-built boundary, with gated access to a shared passage.

A well-located home close to local amenities, universities and transport links, making it a strong buy-to-let or first-time buyer opportunity.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



HALLWAY Hard flooring, radiator, stairs to the first floor and doors to the reception room.

LOUNGE/BEDROOM Soft flooring, radiator, uPVC double glazed bay window to the front.

DINING ROOM 10' 6" x 12' 0" (3.2m x 3.66m) Soft flooring, radiator, uPVC double glazed window to the rear.

WC 5' 1" x 5' 11" (1.55m x 1.8m) WC, wash hand basin and window to the side.

KITCHEN 7' 10" x 17' 3" (2.39m x 5.26m) Wall and base units with worktops over, 4 ring gas hob with built in oven, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, radiator, hard flooring, partly tiled walls, uPVC double glazed window to the side and door to the garden.

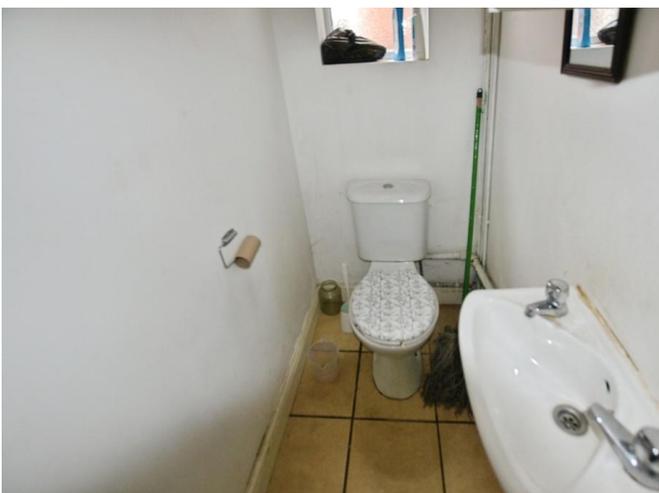
BEDROOM 1 15' 1" x 11' 0" (4.6m x 3.35m) Carpeted, radiator, fitted wardrobes, uPVC double glazed bay window to the front.

BEDROOM 2 9' 3" x 12' 0" (2.82m x 3.66m) Carpeted, radiator, uPVC double glazed window to the rear.

BEDROOM 3 7' 10" x 11' 0" (2.39m x 3.35m)(max measurement) Carpeted, radiator, uPVC double glazed windows the side and rear.

BATHROOM 5' 1" x 5' 11" (1.55m x 1.8m) WC, wash hand basin, bathtub, hard flooring, tiled walls, radiator, extractor fan, uPVC double glazed window to the side.

OUTSIDE Small yard to the front and garden to the rear





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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.