



*Putting great property on the map*

**82 Lambert Road  
Leicester  
LE3 2BN**

**Offers over £150,000**



A well presented two bedroomed mid terraced villa in this ever popular district just off Narborough Road close to comprehensive local facilities with ease of access to Great Central Way and beyond.

The property benefits from gas central heating and UPVC double glazing and comprises two reception rooms, fitted kitchen with built in hob and oven. On the first floor two good sized bedrooms and large bathroom with four piece modern suite. There is a good sized enclosed rear garden with useful brick stores. Sold with the benefit of no onward chain. Viewing is highly recommended.

### **Lounge 4.10m inc bay x 3.47m (13'5" inc bay x 11'5")**

With double glazed bay window to the front, laminate flooring, open fire set within tiled fireplace and hearth, built in meter cupboard, original picture rails and ceiling coving, central heating radiator.

### **Mid Lobby**

With cupboard under stairs.

### **Sitting Room 3.62m x 3.47m (11'11" x 11'5")**

With double glazed window to the rear, central heating radiator and stairs to first floor.

### **Kitchen 3.96m x 1.93m (13'0" x 6'4")**

With double glazed window and timber door to the side, single drainer sink unit with base cupboards under, further range of both base and wall mounted units with roll edged work surface, built in gas hob, electric oven and cooker hood over, wall mounted central heating boiler and central heating radiator.

### **First Floor Landing**

#### **Bedroom One 4.22m x 3.93m (13'10" x 12'11")**

With double glazed bay window to the front, central heating radiator, cast iron fireplace and built in storage cupboard.

#### **Bedroom Two 3.60m x 3.09m (11'10" x 10'2")**

With double glazed window to the rear, cast iron fireplace, central heating radiator, built in storage cupboard.

### **Bathroom**

With a double glazed opaque window to the rear, large panelled bath, low level WC, pedestal wash hand basin and good sized shower cubicle with full tiled surround and further tiling to dado level, chrome heated towel rail.

### **Outside**

To the front of the property there is a small forecourt garden with wrought iron fence and gate and gated shared side pedestrian access which leads to the rear.

### **Rear Garden**

Useful brick stores, larger than average garden, fully paved enclosed by brick wall.

### **Tenure**

The property is being sold freehold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

### **Agent's Notes**

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will

check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be

### Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

### Surveys

Need a Chartered Surveyor? Readings undertake various types of Survey and Valuation Work, these include Homebuyer Reports, Valuations for probate, inheritance and capital gains tax purposes and matrimonial disputes. We also offer a full range of professional and arbitration services and regularly act on Expert Witness cases For more information please give us a call on 0116 2227575 or email our Survey Department on [surveys@readingspropertygroup.com](mailto:surveys@readingspropertygroup.com)

### Offer Process

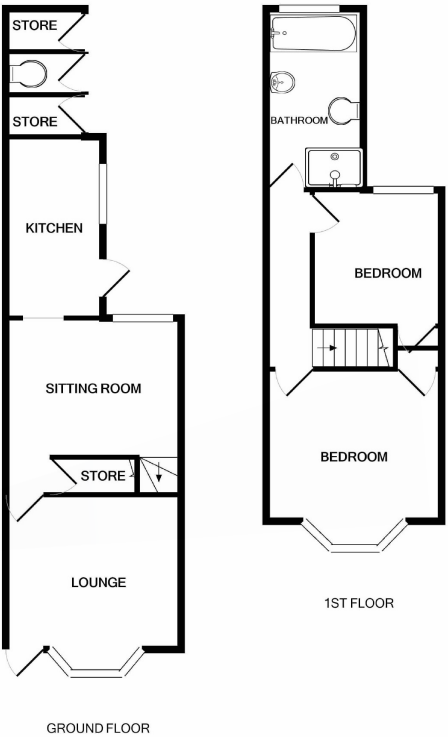
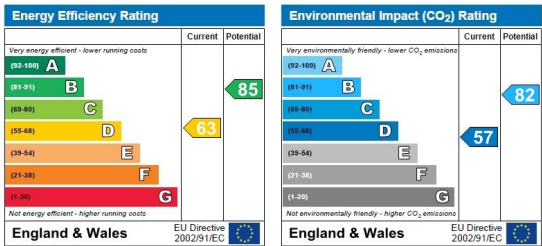
If you are interested in this, or any of our other properties, it is important that you contact us at your earliest

opportunity. If we are not aware of your interest, this could possibly result in the property being sold elsewhere. As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed. We therefore ask any potential purchaser to establish how they intend to fund their purchase. We offer Independent Financial advice and are able to source

### Charity Link

Readings have teamed up with Charity Link, a Leicester based charity who have

been supporting local people in poverty, hardship or crisis for nearly 140 years. Every donation we make to Charity Link goes directly to those who most need it.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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