



 **3**
Bedrooms

 **1**
Bathroom



Kings are pleased to present this three-bed terraced house on Battenberg Road in the Newfoundpool area near the City Centre. The area of the property is ideal as it is within walking distance to the city centre and local amenities including stores, schools, places of worship, and major transport links with surrounding major road including Hinckley Road, Narborough Road and Fosse Road North. The property has been fully refurbished throughout with the layout consisting of the ground floor which includes two reception rooms, the kitchen and bathroom, and the first floor including three bedrooms and a wc.

This property is one not to miss out on especially for those looking for a house they can move into straight away with no fuss or for landlords looking to expand their portfolio as it also benefits from having no chain, a brand new boiler (10 year extended parts & labour guarantee), and a 10 year guarantee on both the oven/hob and all windows and doors (with Consumer Protection Agency).

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This property does differ from the traditional terraced property as this house benefits from an entrance hallway separating the two reception rooms. The first reception room is located at the front of the property consisting of carpeted flooring, a wall mounted radiator, fireplace and front facing double-glazed privacy window. The second reception room is slightly large making an ideal living room providing access to the stairway leading onto the first floor, the rear garden and the kitchen to the rear, this reception room consists of carpeted flooring and a wall mounted radiator. The kitchen has been newly installed consisting of hardwood flooring, fitted worktops and storage cupboards, an integrated oven/hob, sink, double-glazed window and access to the bathroom. The bathroom boasts a three-piece layout consisting of tiling throughout, a bath/shower, sink and toilet.

As you proceed up the stairway onto the first floor you are met with a long narrow landing area providing access to all three bedrooms. Bedroom one is a large double bedroom being the master bedroom in the property, bedroom two is a slightly smaller double bedroom towards the rear and bedroom three is a single bedroom located at the rear of the property. All three bedrooms consist of newly laid carpets, wall mounted radiators, double-glazed windows and bedroom two also has access to an integrated wardrobe/storage cupboard.

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Property Info

Ground Floor

Reception Room: 3.77m x 3.32m (12'4" x 10'11") – first reception room located at the front of the property consisting of carpeted flooring, a front facing double-glazed privacy window and wall mounted radiator.

Living Room: 3.62m x 4.32m (11'11" x 14'2") – second reception room consisting of carpeted flooring, wall mounted radiator and access to the stairway leading onto the first floor, the rear garden and the kitchen.

Kitchen: 4.26m x 2.33m (14' x 7'8") – accessed via the living room, a newly installed kitchen consisting of fitted worktops and storage cupboards, an integrated oven/hob, sink, double-glazed window, wall mounted radiator and access to the rear bathroom.

Bathroom: 2.18m x 2.08m (7'2" x 6'10") – located at the rear of the property, a three-piece bathroom consisting of tiling throughout, a bath/shower, sink and toilet.

First Floor

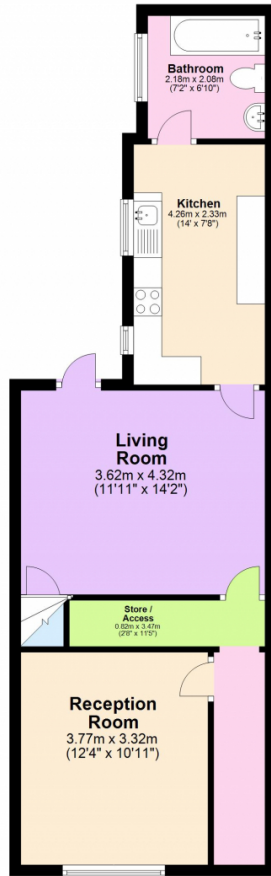
Bedroom One: 3.79m x 4.85m (12'5" x 15'11") – master bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window and wall mounted radiator.

Bedroom Two: 3.62m x 3.85m (11'11" x 12'8") – double bedroom located towards the rear of the property consisting of carpeted flooring, a rear facing double-glazed window and wall mounted radiator.

Bedroom Three: 2.88m x 2.38m (9'5" x 7'10") – single bedroom located at the rear of the property consisting of carpeted flooring, a rear facing double-glazed window and wall mounted radiator.

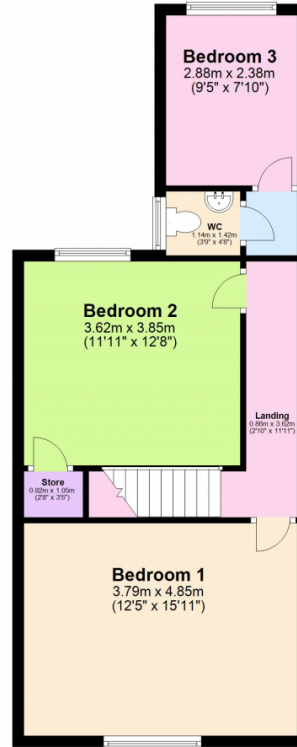
Ground Floor

Approx. 51.1 sq. metres (549.8 sq. feet)



First Floor

Approx. 50.7 sq. metres (545.2 sq. feet)



Total area: approx. 101.7 sq. metres (1095.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

