

FOR SALE



Beatrice Road , Newfoundpool, Leicester

3 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £170,000

MARTIN&CO



- **Three Bedroom Terraced Home**
- **Through Lounge**
- **Downstairs Bathroom**
- **ideal investment or First time buy**
- **Popular Location**
- **Near to Amenities and local transport routes.**
- **Free Hold**

FULL DESCRIPTION Located in the ever popular NEWFOUNDPOOL area. This three bedroom home is a great opportunity for investment purchasers or first time buyers. Close to the local transport network and amenities this home benefits from a through lounge, kitchen and downstairs bathroom with three bedrooms completing the first floor accommodation.

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LOUNGE 27' 5" x 10' 11" (8.36m x 3.33m) The property opens via a UPVC door into the through lounge diner which has a central staircase leading to the first floor accommodation. Dual aspect uPVC frame double glazed windows give views to the front and rear aspect. The room leads in turn to the kitchen.

KITCHEN 12' 9" x 5' 11" (3.89m x 1.8m) The kitchen offers a range of wall and base units with complementing roll top worksurface over, with space and plumbing for household appliances and tiling to splash prone areas. Further benefits include a stainless steel inset sink with tap beneath a uPVC double glazed window to the side aspect. The kitchen in turn leads to the inner lobby, which conveniently offers a uPVC door to the rear garden with further access to the ground floor bathroom.

BATHROOM 5' 2" x 6' 1" (1.57m x 1.85m) The bathroom offers a three piece suite, including a low level WC, pedestal wash hand basin and side panel bath. Further benefits include tiling to splash prone areas and uPVC frame opaque double glazed window to the side aspect.



BEDROOM ONE 11' 7" x 12' 7" (3.53m x 3.84m) A uPVC frame double glazed window overlooks the front aspect. There is a generous walk in overstairs storage cupboard.

BEDROOM TWO 9' 3" x 11' 11" (2.82m x 3.63m) Bedroom two offers a uPVC double glazed window the rear aspect of the home.

BEDROOM THREE 12' 9" x 5' 10" (3.89m x 1.78m) Bedroom three offers views to the rear of the home via a uPVC frame double glazed window.





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