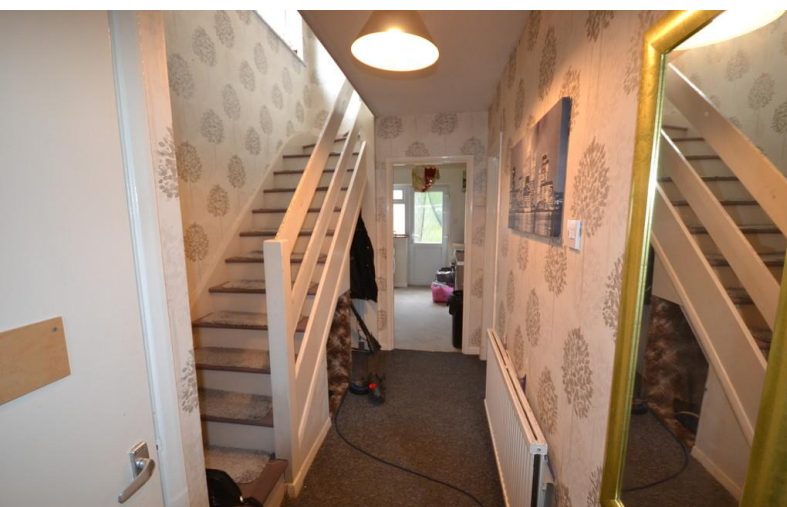


FOR SALE



Shire Close, Western Park

3 Bedrooms, 1 Bathroom, HOUSE

Asking Price Of £225,000


MARTIN&CO



- Location - Western Park
- EPC - E
- Council Tax Band - B
- Three Bedrooms
- Rear garden
- Freehold
- Leicester City Council

PROPERTY DESCRIPTION This semi-detached property is situated in a popular area, 2.3 miles from the city centre and close to a bus route. Ideal for first time buyers or a growing family and comprising: hall, downstairs w/c, lounge/diner, kitchen, three good size bedrooms and a bathroom. There is a rear garden and garage. There is a drive way to the front of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



ENTRANCE HALL With upvc double glazed door to the front and stairs to the first floor.

DOWNSTAIRS W/C 4' 8" x 3' 2" (1.42m x 0.97m)
Downstairs w/c with low level flush WC and wash basin.

LOUNGE 23' 8" x 10' 9" (7.21m x 3.28m) Spacious lounge/dinner with beige carpets, double glazed window to front elevation and a sliding door to the rear elevation.

KITCHEN 10' 9" x 8' 0" (3.28m x 2.44m) Fitted kitchen with wall and base units. Upvc door to access garden.

BEDROOM ONE 8' 5" x 11' 5" (2.57m x 3.48m)
Carpeted flooring, radiator, double glazed window to the front, fitted wardrobes.

BEDROOM TWO 11' 5" x 12' 5" (3.48m x 3.78m)
Carpet flooring, radiator, double glazed window to the rear.

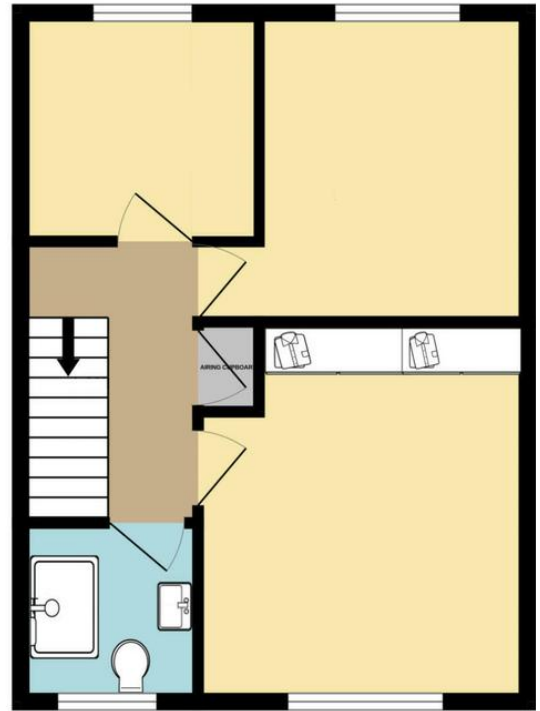
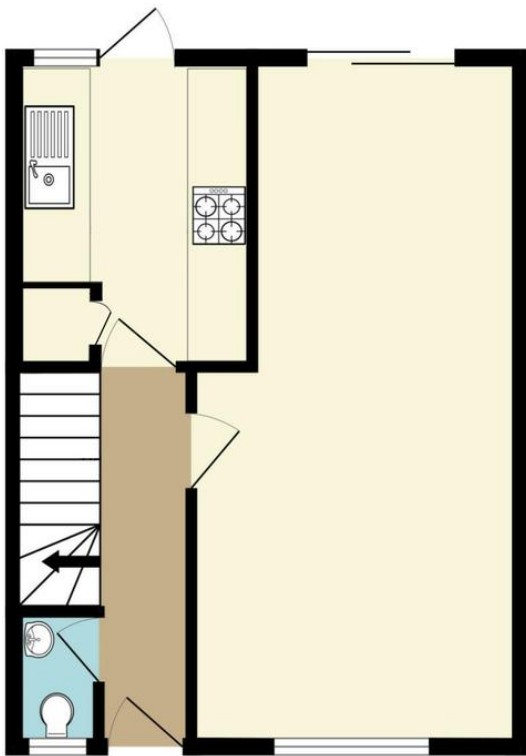
BEDROOM THREE 8' 0" x 8' 2" (2.44m x 2.49m)
Carpet flooring, radiator, double glazed window to the rear

BATHROOM 5' 5" x 7' 2" (1.65m x 2.18m) Fully tiled bathroom located to front elevation of the property comprising of a three piece suite - bath tube with shower screen, low-level flush WC & wash basin, double glazed window to front.

OUTSIDE rear garden, lawned, , fenced borders, front garden providing off-road parking.

GARAGE Detached rear garage





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<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.