

**FOR SALE**



**Marlow Road, Leicester**

**3 Bedrooms, 1 Bathroom, Mid Terraced House**

**Asking Price Of £220,000**



- **three Bedroom Mid Terrace House**
- **Located Off Narborough Road**
- **Two Reception Rooms**
- **Fitted Kitchen**
- **Family Bathroom**
- **Front Garden**
- **Large Rear Garden**

**PROPERTY DESCRIPTION** A well presented three bedroom Victorian terraced property situated on Marlow Road, off Narborough Road in Leicester. The property offers convenient routes into the City along with easy access routes to Fosse Park and the M1 and M69 motorways.

Internally the property comprises of two reception rooms, kitchen, family bathroom and three bedrooms. Externally the property boasts a well presented rear garden ideal for entertaining. Viewing is essential.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		





**LIVING ROOM 11' 5" x 14' 7" (3.48m x 4.44m)** With wooden front door, hard flooring, radiators, double glazed bay fronted window, cupboard housing meters and housing meters.

**DINNING ROOM 11' 4" x 11' 9" (3.45m x 3.58m)** Soft flooring, radiator, fitted shelves, double glazed window to rear, fire place and doors to kitchen and stairs to first floor

**KITCHEN 6' 1" x 12' 6" (1.85m x 3.81m)** With an array of base and wall units. stainless steel sink drainer, gas cooker with oven and hard flooring, combi boiler and double glazed window.

**BATHROOM 5' 10" x 6' 0" (1.78m x 1.83m)** Double glazed window to the rear, low level WC, pedestal wash hand basin with storage underneath, shower cubicle, radiator, tiled flooring and tiled walls.



**BEDROOM 12' 11" x 11' 10" (3.94m x 3.61m)** Front bedroom with double glazed bay fronted, soft flooring and radiator and storage cupboard .

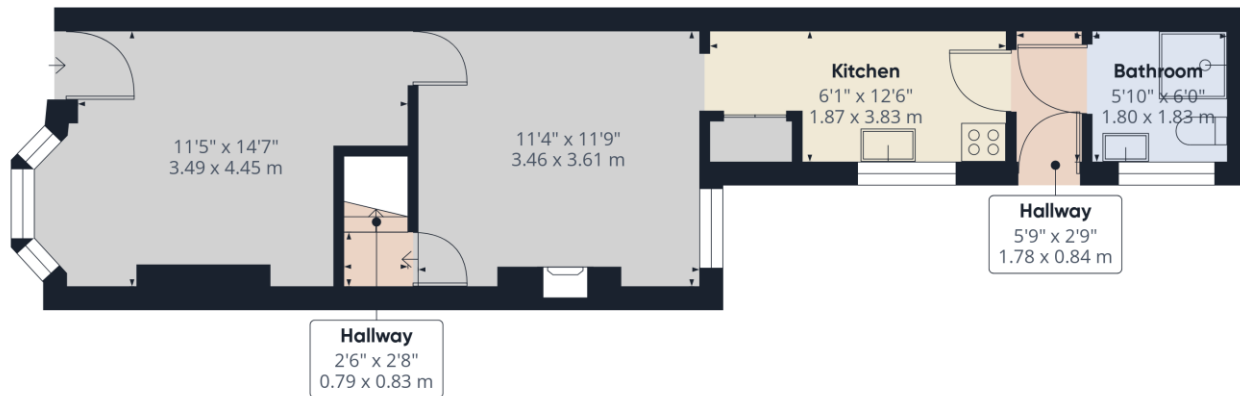
**BEDROOM 10' 1" x 11' 10" (3.07m x 3.61m)** Double glazed window to rear elevation. soft flooring , radiator, and an array of selves.

**BEDROOM 6' 0" x 12' 9" (1.83m x 3.89m)** Double glazed window to rear elevation, soft flooring and radiator.

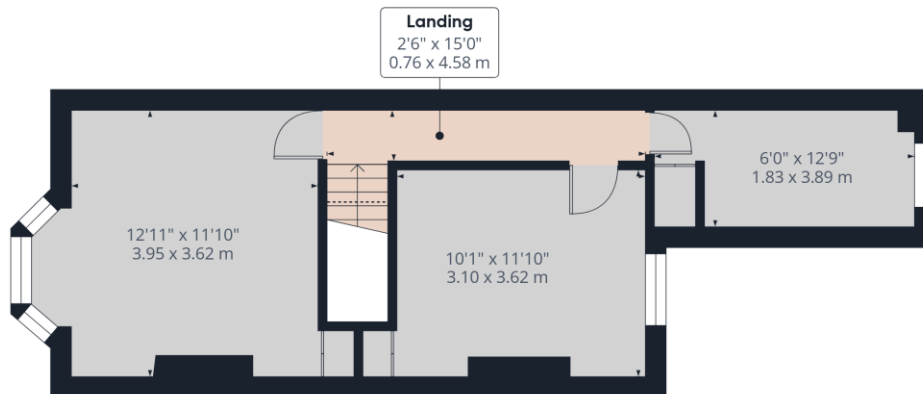
**OUTSIDE** To the front of the property is a small garden and on street parking.

Rear garden has a slabbed patio area which leads to a large lawned area with gates side access.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
829 ft<sup>2</sup>  
77.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Martin & Co Leicester

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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.