



shepherd
white &

**4 Marlow Road,
Off Narborough Road,
LE3 2BQ**



0116 3666326

sales@shepherdandwhite.co.uk



Nestled on the desirable Marlow Road in West End, this charming Victorian terrace house offers a fantastic opportunity for first-time buyers or investors seeking a buy-to-let. With no upward chain, the property is ready for a smooth move. Boasting two generous double bedrooms, a delightful bay front, and a thoughtfully laid-out interior, it includes inviting front and rear reception rooms, a kitchen, and a spacious bathroom. The house also benefits from a surprisingly large rear garden, a rare feature for the area.

LOUNGE

13' 8" x 11' 0" (4.19m into the bay x 3.36m)
With radiator and double glazed window.

DINING ROOM

11' 6" x 11' 0" (3.53m x 3.36m)
With radiator and double glazed window.

KITCHEN

12' 9" x 5' 11" (3.89m x 1.81m)
Fitted with a range of base and eye level units, built-in oven and hob, tiled splasbacks

BEDROOM ONE

13' 8" x 12' 3" (4.18m x 3.75m)
With radiator and double glazed window.

BEDROOM TWO

11' 7" x 9' 6" (3.54m x 2.90m)
With radiator and double glazed window.

BATHROOM

With three piece white suite, comprising bath, wash hand basin and WC,
With radiator and double glazed window.

REAR GARDEN

The house also benefits from a surprisingly large rear garden, a rare feature for the area.

COUNCIL TAX

Band A

Leicester City Council

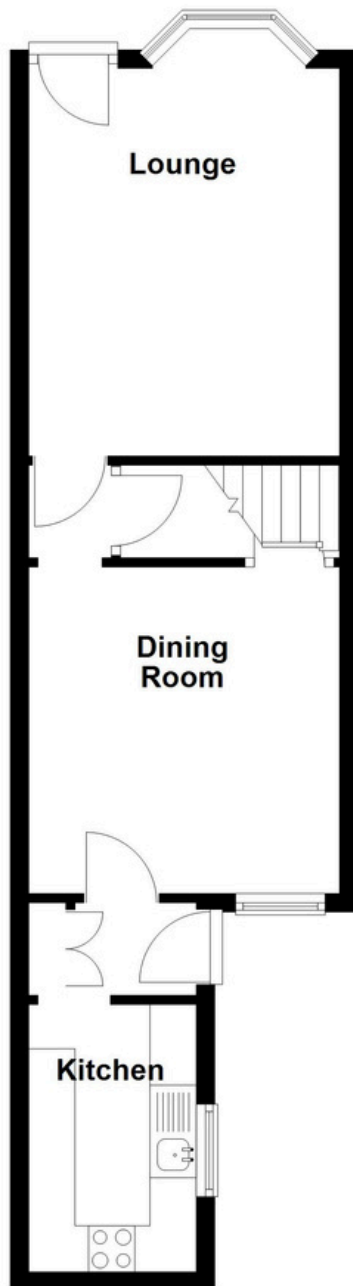
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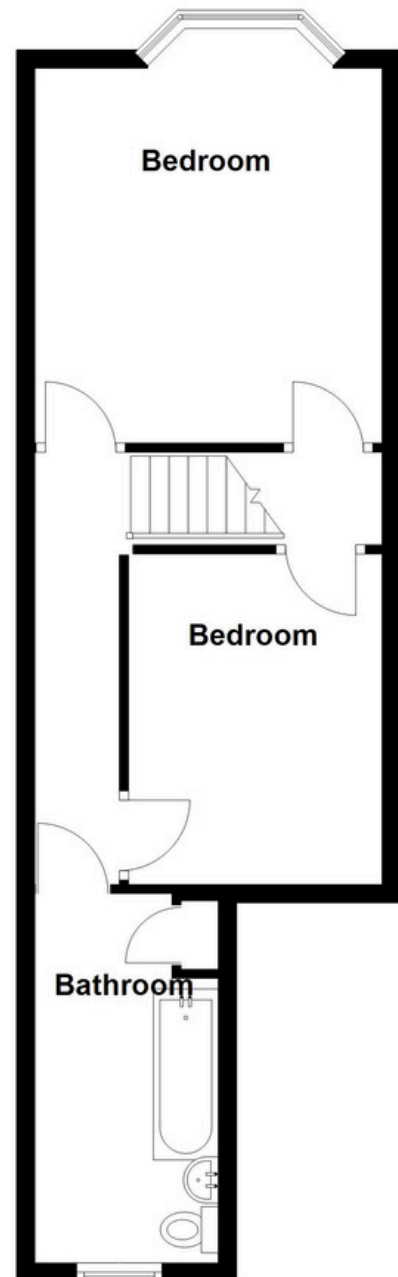




Ground Floor



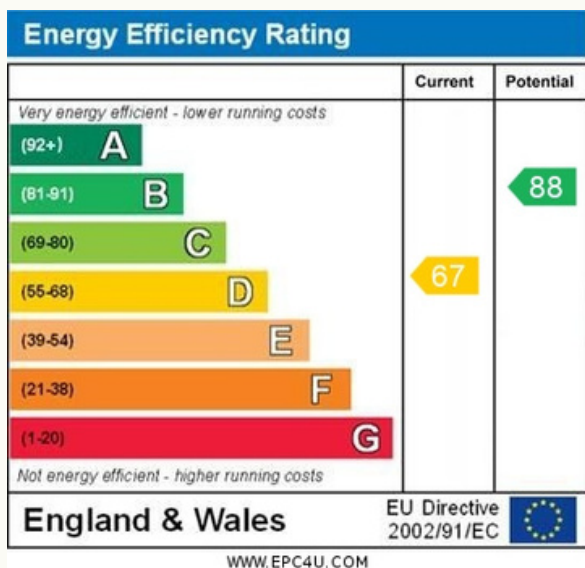
First Floor





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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Services

The services, systems and appliances listed in this specification have not been tested by Shepherd & White and no guarantee as to their operating ability or efficiency can be given.

Tenure

Freehold – Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Council Tax

Leicester City, Band A

Flood Risk

Surface & River, very low

Mobile & Broadband

Multiple Options for Broadband/mobile phone signal.

Thinking of Selling?
For a free valuation of your property with no obligation contact Shepherd & White on 0116 3666326

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