



## 39 Muriel Road , Leicester, LE3 6BH £190,000

Nestled in a sought-after suburb on the outskirts of Leicester city centre, this two-bedroom terraced property presents an exceptional opportunity for both first-time buyers and astute investors. Currently tenanted, it yields a robust rental income, underscoring its investment appeal.

Upon entering, you're greeted by a welcoming living room that seamlessly flows into a dedicated dining area, creating an ideal space for relaxation and entertaining. The modern kitchen, fitted with contemporary appliances and ample storage, caters to culinary enthusiasts and ensures functionality.

The first floor houses two generously sized double bedrooms, each offering comfort and versatility to accommodate various lifestyle needs. A well-appointed family bathroom serves both rooms, featuring modern fixtures and fittings.

Externally, the property boasts a low-maintenance rear yard, perfect for outdoor leisure without the upkeep demands.

### Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.



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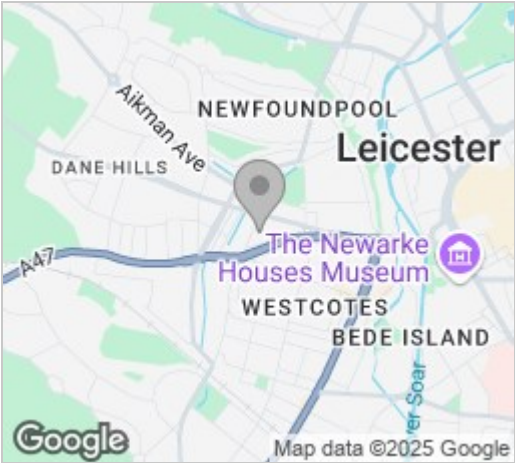
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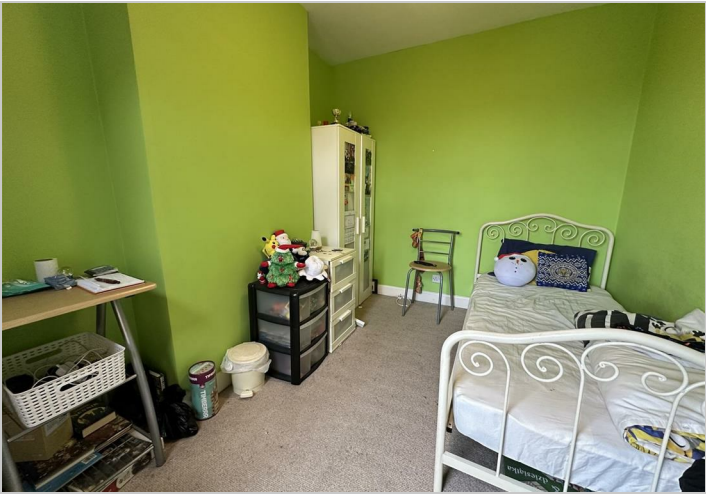
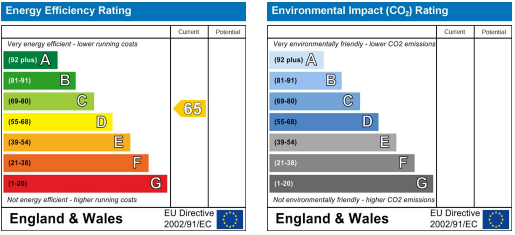
Floor Plan



Area Map



Energy Efficiency Graph



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