









# welcome to

# **Martival, Leicester**

End-of-terrace home on Martival, Leicester, featuring a lounge with air conditioning, kitchen, downstairs bathroom, three bedrooms and a larger-than-usual wrap-around garden. Ideal for families and first-time buyers













### Lounge

13' 10" x 11' 3" (4.22m x 3.43m)
Window to the front, radiator and air conditioning.

### Kitchen

10' 10"  $\times$  8' 8" (  $3.30m \times 2.64m$  ) Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob. Window to the rear

#### **Bathroom**

Window to the rear, bath with shower over, WC, hand wash basin and radiator

### **First Floor Landing**

With stairs rising from the ground floor.

#### **Bedroom One**

12'  $4" \times 9'$  11" (  $3.76m \times 3.02m$  ) Window to the front, built in storage and radiator

### **Bedroom Two**

12' 9"  $\times$  8' 9" ( 3.89m  $\times$  2.67m ) Window to the rear, built in storage and radiator

#### **Bedroom Three**

9' 3" x 6' 7" ( 2.82m x 2.01m ) Window to the rear and radiator

## Front, Rear & Side Of Property

To the front, side and rear of the property is a garden which wraps around the home. This outdoor space is perfect for family gatherings, gardening, or simply enjoying the fresh air.





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# Martival, Leicester

- End Terraced
- Three Bedrooms
- Air-Conditioned Lounge
- Corner Plot
- Wrap-Around Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in the region of

£270,000







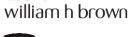


Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/LHS120046



Property Ref: LHS120046 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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