



wards
Residential

48 Victoria Street, Leicester, LE19 2DP
£195,000

Freehold

This two-bedroom terraced home in the heart of the ever-popular village of Narborough with excellent transport links, with Narborough train station nearby and easy access to the M1 and Fosse Park. The property is perfect for first-time buyers, downsizers, or investors. The ground floor features a welcoming lounge/ diner that flows into the kitchen. Upstairs, you'll find two generously sized bedrooms and a family bathroom. Outside is a low-maintenance rear garden. SUDG

Lounge/ Diner

7.98 x 3.43 Metres

With UPVC door leading into the lounge, feature electric fireplace with tiled hearth, UPVC double glazed window to the front elevation and UPVC double glazed windows to the rear elevation.



Kitchen

2.72 x 1.65 Metres

Fitted with white wall and base units, tiled splash backs, tiled flooring, extractor fan, stainless steel sink and drainer, plumbing for washing machine, gas hob, oven, UPVC double glazed window to the side elevation.

Bedroom 1

3.43 x 3.46 Metres

With UPVC double glazed window to the front elevation.

Bathroom

1.65 x 2.72 Metres

Fitted with a four-piece white suite including a low flush WC, pedestal sink, shower over bath, tiled splash backs, storage cupboard, tiled splash backs, tiled flooring and UPVC double glazed window to the rear elevation.





Bedroom 2

2.6 x 3.45 Metres

With a storage cupboard and UPVC double glazed window to the rear elevation.

Garden

The garden itself has a patio slabbing area adjacent to dwelling, is predominantly laid-to-lawn enclosed by timber fencing.

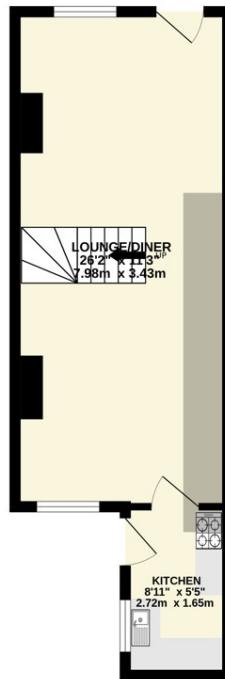


EPC rating - D (65)

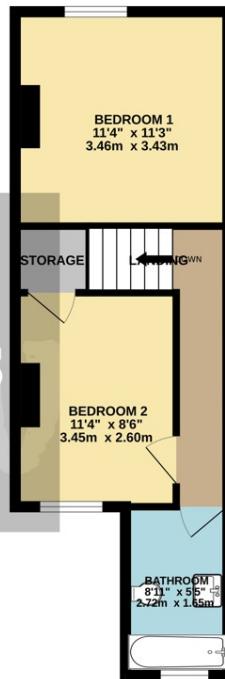
Council Tax Band - A

**Call 01455 251771 to make an appointment to
view this property**

GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.

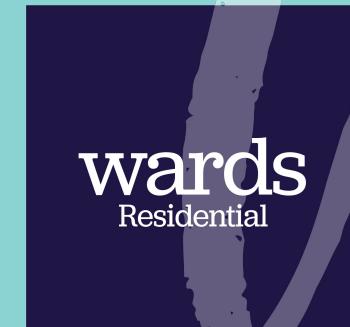


1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 671 sq.ft. (62.3 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other features are approximate. The surveyor accepts no liability for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
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