





MARLOW ROAD, ROWLEY FIELDS, LEICESTER, LE3 2BQ

£199,950

# **FEATURES**

- No chain
- 3 bedrooms
- Popular location
- Extended kitchen
- Spacious garden

- Freehold
- Extended mid terraced house
- 2 reception rooms
- Downstairs bathroom + upstairs WC
- · Gas central heating













# 3 Bedroom Mid Terraced House in Leicester

## **GROUND FLOOR**

# **RECEPTION ROOM 1**

13'11" (to bay) x 10'11"

Laminate flooring, radiator, double glazed bay window

#### **RECEPTION ROOM 2**

11'10" x 10'11"

Laminate flooring, radiator, understairs storage cupboard, double glazed window

# **KITCHEN**

19'10" x 5'10"

Wall and base units with worktops over, sink with mixer tap and drainer, space for cooker, plumbing for washing machine, space for fridge/freezer, radiator, tiled flooring, partly tiled walls, double glazed window, door to rear garden

#### **BATHROOM**

WC, wash hand basin, bathtub with shower overhead, tiled flooring, partly tiled walls, extractor fan, radiator, double glazed window

# FIRST FLOOR

#### BEDROOM 1

14'0" (to bay) x 12'7"

Carpeted, radiator, storage cupboard, double glazed bay window

# BEDROOM 2

11'11" x 9'8"

Carpeted, radiator, storage cupboard, double glazed window

# WC

WC, wash hand basin with splashback tiles, lino flooring

## BEDROOM 3

8'9" x 5'11"

Carpeted, radiator, double glazed window

# **OUTSIDE**

To the rear of the property is a long, spacious garden mainly grassed with hedges, trees and wooden fence surrounds.

# NOTE:

Most photos were taken prior to tenants moving in

# **COUNCIL TAX BAND - A**















GROUND FLOOR 1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, of doors, wisdows, rooms and any other ferms are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown halve not been tested and no guarantee as to their operability or efficiency can be given. "Ande with Meroproc 620/23."

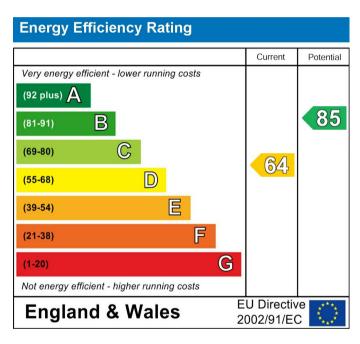
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

