

FOR SALE



Taverners Road, Leicester

2 Bedrooms, 1 Bathroom, Semi-Detached House

£210,000

MARTIN&CO



- **Modern Two Bedroom Semi-Detached Home**
- **Perfect For First Time Buyers**
- **No Onward Chain**
- **Two Double Bedrooms**
- **Fitted Kitchen**
- **Off Road Parking**
- **Conservatory**

FULL DESCRIPTION This well-presented property offers two good-sized bedrooms, a spacious lounge with diner and a modern kitchen. The home also benefits from a contemporary bathroom and a small entrance hallway. Externally, the property includes single driveway parking and a large rear garden with a conservatory leading out. This property is perfect for first time buyers! NO CHAIN

%epcGraph_c_1_331%



KITCHEN 5' 5" x 9' 7" (1.65m x 2.92m) Modern kitchen with fitted oven and extractor
UPVC Double glazed windows

LOUNGE / DINER 11' 9" x 14' 1" (3.58m x 4.29m)
Spacious lounge / diner with large UPVC double glazed sliding door fully fitted laminate flooring.

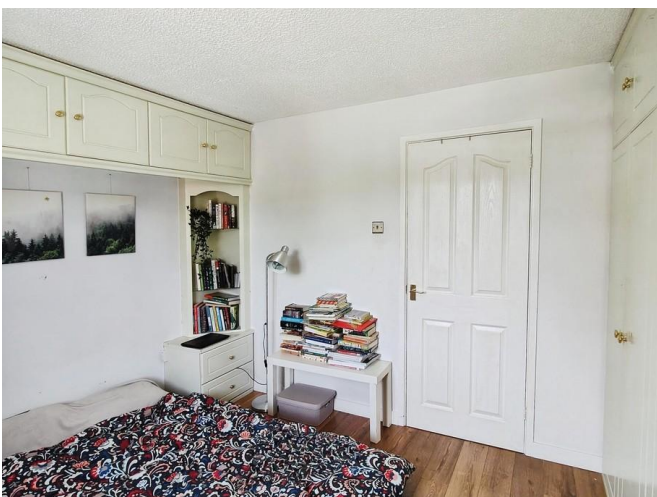
CONSERVATORY 9' 2" x 11' 3" (2.79m x 3.43m)
Spacious room with UPVC double glazed windows and French doors leading out.

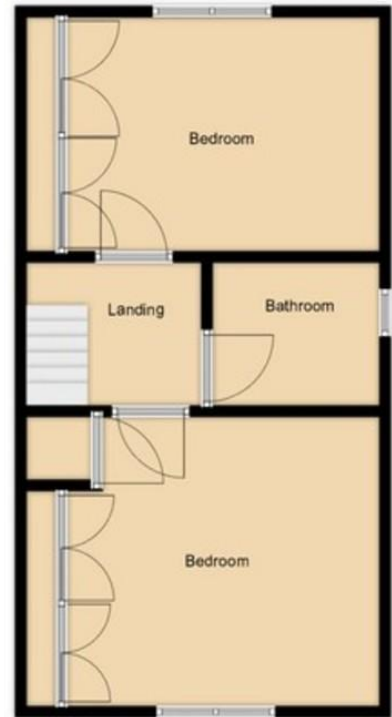
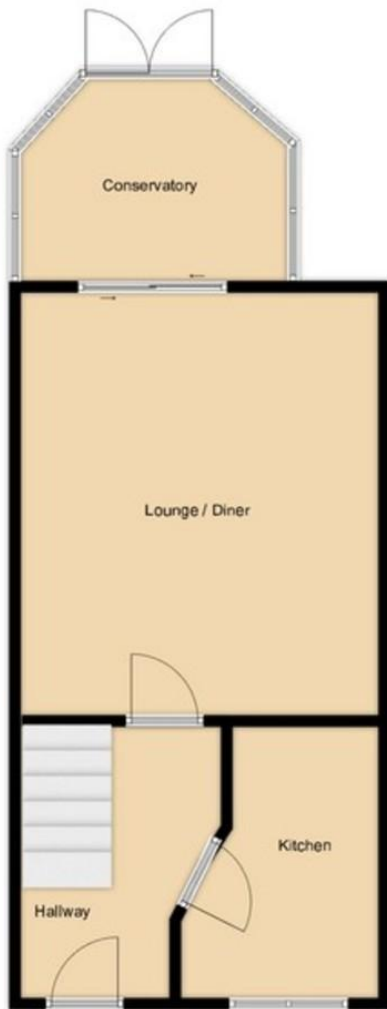
BEDROOM 1 9' 8" x 8' 9" (2.95m x 2.67m) Double bedroom, fitted wardrobes, laminate flooring, window to the back, UPVC Double glazed window.

BATHROOM 4' 10" x 6' 4" (1.47m x 1.93m) Modern bathroom with standing shower.
UPVC Double glazed window

BEDROOM 2 9' 9" x 8' 5" (2.97m x 2.57m) Double bedroom, fitted wardrobes, laminate flooring throughout, window to the front, UPVC Double glazed window.

OUTSIDE The generous rear garden is laid mainly to lawn with a paved patio area at the conservatory doors and an outside wooden shed.
To the front of the property is a driveway.





Martin & Co Leicester

Unit 13 Stoughton Park, Gartree Road • • Leicester • LE12 2FB

T: 0116 204 4920 • E: leicester@martinco.com

0116 204 4920

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.