

**FOR SALE**



**Upperton Road, Leicester**

**7 Bedrooms, 2 Bathroom, End Terraced House**

**Asking Price Of £300,000**

  
**MARTIN&CO**



- Seven Bedroom House
- Located In The West End
- Lounge
- Kitchen Diner
- 7 Bedrooms
- Three Bathroom
- Part Double Glazed

FULL DESCRIPTION IDEAL INVESTMENT OPPORTUNITY! This is a seven bedroom END TERRACED property. The property consists of 7 bedrooms, lounge, three bathrooms and a kitchen, additionally there is a garage to the rear of the property. The property is in need of refurbishment. NO CHAIN.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



**HALLWAY** Access from the side. Leads to the down stairs rooms and stairs.

**LOUNGE** 14' 3" x 9' 6" (4.34m x 2.9m) Radiators, dual aspect bay windows to front & rear elevations.

**KITCHEN/DINER** 12' 5" x 7' 9" (3.78m x 2.36m) Fitted with a range of base, wall & drawer units, with work tops over, two sink units fitted to an island, single electric oven, four ring hob, space for appliances and plumbing for washing machine, concealed wall mounted 'Worcester' combi boiler, radiator, dual aspect windows and door to rear elevation, courtyard garden & garage:

**BEDROOM** 12' 7" x 15' 9" (3.84m x 4.8m) Radiator, dual aspect bay windows to front & side elevations:

**BEDROOM** 12' 6" x 13' 0" (3.81m x 3.96m) Radiator and double glazed window to rear elevation:

**SHOWER ROOM** 6' 8" x 5' 10" (2.03m x 1.78m) Comprising shower cubicle, pedestal sink, wc, heated towel rail, tiling and double glazed window to rear elevation:

**FIRST FLOOR LANDING** Stairs to second floor, radiator and double glazed windows to side elevation:



**BEDROOM** 12' 66" x 15' 77" (5.33m x 6.53m) Radiator & dual aspect double glazed windows to front & side elevations:

**BEDROOM** 12' 67" x 13' 09" (5.36m x 4.19m) Radiator and double glazed window to rear elevation:

**BEDROOM** 12' 07" x 9' 7" (3.84m x 2.92m) Radiator and double glazed bay window to rear elevation:

**SHOWER ROOM** 4' 65" x 6' 51" (2.87m x 3.12m) shower cubicle, pedestal sink, wc, heated towel rail, tiling and double glazed window to rear elevation:

**SHOWER ROOM** 4' 65" x 6' 5" (2.87m x 1.96m) shower cubicle, pedestal sink, wc, heated towel rail, tiling and double glazed window to rear elevation:

**BEDROOM** 8' 67" x 14' 0" (4.14m x 4.27m) Radiator and double glazed 'Velux' to rear elevation:

**BEDROOM** 11' 67" x 15' 0" (5.05m x 4.57m) Radiator and double glazed dormer window to front elevation:

**OUTSIDE** There is a low maintenance front forecourt garden, with low level boundary walls & the rear elevation extends to an enclosed walled courtyard garden:

Garage - Access from Upperton Road via driveway:





## Martin & Co Leicester

162 Narborough Road • Leicester • LE3 0BW  
 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.