

FOR SALE



Hopefield Road , Leicester

4 Bedrooms, 1 Bathroom, Mid Terrace House

£225,000


MARTIN&CO



- Four Bedroom Mid Terrace House
- Located In The West End
- Two Reception Rooms
- Bathroom
- Three Bedrooms On The First Floor
- W/C On The First Floor
- Fourth Bedroom On The Third Floor

FULL DESCRIPTION

A Four Bedroom Mid Terrace property with a loft conversion, set within the sought after area off Narborough Road, close to Rowley Fields. The property is within walking distance to the popular Narborough Road amenities and within easy access to Fosse Park and the M1/M69.

The property briefly comprises lounge, dining room, kitchen, bathroom, to the first floor are three bedrooms and separate w.c., to the 2nd floor is bedroom four. Offered with No Chain.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	45	
(21-38) F		



LOUNGE 11' 5" x 11' 6" (3.48m x 3.51m) Carpeted with bay window to front, stair access and access to dining room.

DINING ROOM 11' 4" x 11' 10" (3.45m x 3.61m) Carpeted with cast iron open fire with surround, doors to rear garden, access to kitchen, lounge and stairs.

KITCHEN 6' 1" x 12' 11" (1.85m x 3.94m) Part tiled with wall and base level units, roll top work surface, window to side, sink with drainer, access to bathroom, rear garden and dining room.

BATHROOM 5' 6" x 8' 9" (1.68m x 2.67m) Window to side, bath, overhead shower, wash hand basin and WC

LANDING Access to second floor, three bedrooms, WC and loft access.



BEDROOM 12' 11" x 12' 0" (3.94m x 3.66m) Carpeted, bay window to front and small storage cupboard.

BEDROOM 10' 0" x 9' 4" (3.05m x 2.84m) Carpeted and window to rear and under stair storage.

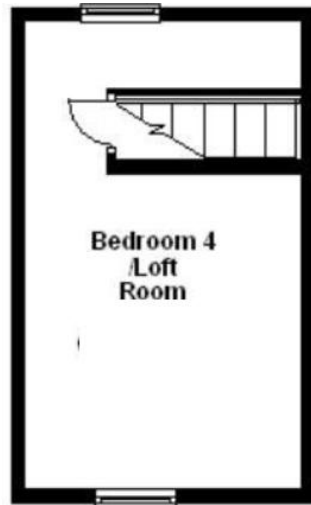
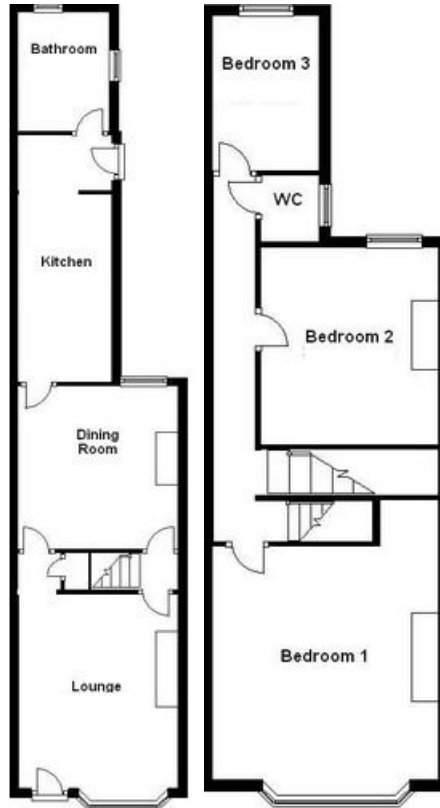
BEDROOM 6' 2" x 8' 9" (1.88m x 2.67m) Window to rear and carpet flooring.

WC Hard flooring with window to side, WC and wash hand basin.

BEDROOM 11' 7" x 14' 2" (3.53m x 4.32m) Loft room, carpeted with two adjacent Velux windows.

OUTSIDE The front garden has a small patio area with cast iron rails. The rear garden has a patio area, outhouse and side access. There is on street parking.





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.