

FOR SALE



Ashleigh Road, Leicester

6 Bedrooms, 3 Bathroom, Mid Terraced House

Asking Price Of £370,000


MARTIN&CO



- Six Bedroom Mid Terrace Property
- Located In The West End
- Two Reception Rooms
- Kitchen Diner
- Six Bedrooms
- Three Bathrooms
- Separate Kitchenette

FULL DESCRIPTION This is a fantastic six bedroom property available. The property consists of six bedrooms, two reception rooms, three bathrooms and two kitchens, additionally there is a an annex in the garden. NO CHAIN

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



HALLWAY Door to the front and ground floor rooms, radiator and stairs to the first floor.

FRONT RECEPTION ROOM 15' 0" x 16' 11" (4.57m x 5.16m) Single glazed bay window to the front, fire place, radiator and hard flooring.

BACK RECEPTION ROOM 14' 8" x 13' 3" (4.47m x 4.04m) Single glazed door and windows to the rear, radiator and hard flooring.

KITCHEN/DINER 10' 10" x 30' 4" (3.3m x 9.25m) Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, hard flooring, integrated oven and hob. Single glazed window to the side and door to the rear and downstairs wc.

LANDING Doors to the bedrooms and bathrooms. Stairs to the second floor

BEDROOM 15' 3" x 17' 2" (4.65m x 5.23m) Single glazed window to the front, radiator and soft flooring.

BEDROOM 14' 9" x 13' 5" (4.5m x 4.09m) Single glazed window to the rear, soft flooring and radiator.

BEDROOM 10' 10" x 10' 11" (3.3m x 3.33m) Single glazed window to the rear, soft flooring and radiator.

BATHROOM 7' 8" x 12' 2" (2.34m x 3.71m) Single glazed window to the side, bath, shower cubicle, WC, hand wash basin, towel rail and two radiators.



BATHROOM 5' 10" x 8' 11" (1.78m x 2.72m) Single glazed window to the front, bath with shower over, wc and hand wash basin.

SECOND FLOOR LANDING Doors to the bedrooms and kitchenette and stairs to the third floor.

BEDROOM 15' 2" x 13' 6" (4.62m x 4.11m) Single glazed window to the front, soft flooring and radiator.

BEDROOM 14' 10" x 13' 5" (4.52m x 4.09m) Single glazed window to the rear, soft flooring and radiator.

KITCHENETTE 5' 9" x 9' 0" (1.75m x 2.74m) Single glazed window to the front, fitted base units with work surfaces over, sink drainer unit, breakfast bar and integrated electric hob.

THIRD FLOOR LANDING Doors to the bedroom and the bathroom.

BEDROOM 11' 1" x 15' 1" (3.38m x 4.6m) Single glazed window to the rear, soft flooring and radiator.

BATHROOM 5' 6" x 4' 0" (1.68m x 1.22m) Shower cubicle, WC and hand wash basin.

OUTSIDE Small front garden and rear garden.





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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.