



# 62 Battenberg Road

, Leicester, LE3 5HA

£185,000

Beautifully presented two bedroom terraced property, ideally situated in the popular Newfoundpool area, offering excellent access to Leicester city centre and a wide range of local amenities and transport links.

The accommodation is particularly well presented throughout, having been carefully maintained by the current owners, and offers a great balance of character and modern living.

To the ground floor, there are two spacious reception rooms, both enjoying plenty of natural light and finished in a tasteful style, with original features adding to the overall feel of the home. To the rear, a contemporary kitchen provides a practical and well laid out space.

To the first floor, there are two good size bedrooms, both replete with character and each benefitting from feature fireplaces. The accommodation is completed by a modern, recently renovated family bathroom, finished to a high standard.

Externally, the property benefits from a well maintained rear yard, providing a pleasant and low maintenance outdoor space. Parking is on street, with ample availability.

- Beautifully Presented Two Bedroom Terraced Property
- Popular Newfoundpool Location Close To Leicester City Centre
- Two Spacious Reception Rooms With Natural Light And Character
- Contemporary Kitchen And Modern Family Bathroom
- Two Good Size Bedrooms With Feature Fireplaces
- Well Maintained Rear Yard And On Street Parking

## Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



2



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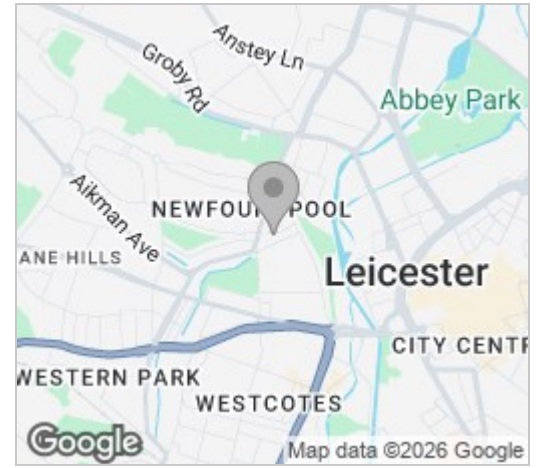
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# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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