

FOR SALE



Beatrice Road , Newfound Pool, Leicester

5 Bedrooms, 1 Bathroom, Mid Terrace House

Asking Price Of £400,000

MARTIN&CO



- **Five Bedroom Mid Terrace House**
- **Located In Newfound pool**
- **Two Reception Rooms**
- **Kitchen**
- **Five Bedrooms**
- **Family Bathroom**
- **Basement**

FULL DESCRIPTION A freehold residential property with a light industrial unit. The subject property comprises of a mid terrace five bedroom residential property with a industrial area and first floor storage room at the rear.

The property is located close to Fosse Road North, off Pool Road, within a residential area. The property provides easy access to Leicester City Centre, Leicester Royal Infirmary and all amenities.

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LIVING ROOM 17' 9" x 12' 4" (5.41m x 3.76m) UPVC double glazed window to front aspect, carpet flooring and radiator.

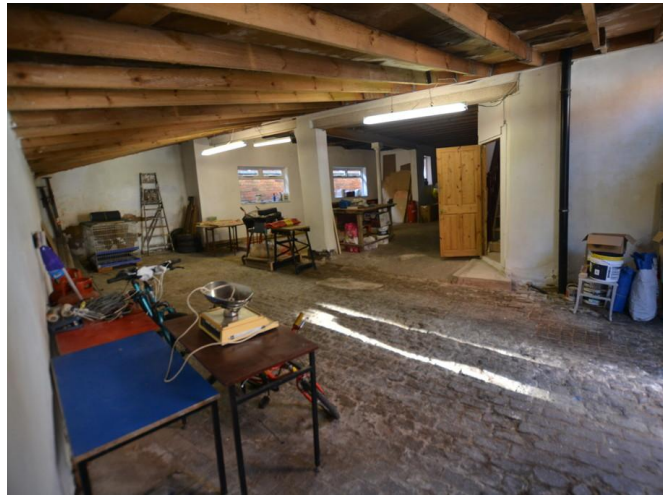
DINING ROOM 11' 3" x 15' 5" (3.43m x 4.7m) UPVC double glazed window to the rear aspect, carpet and radiator.

KITCHEN 10' 1" x 11' 0" (3.07m x 3.35m) Fitted with a range of wall mounted and base level units, stainless steel sink with drainer unit with splash back tiles. UPVC double glazed window to side aspect, space for cooker and washing machine, hard flooring and radiator.

BASEMENT 12' 9" x 7' 5" (3.89m x 2.26m) Stairs from the hallway and tiled flooring.

BEDROOM 17' 8" x 12' 8" (5.38m x 3.86m) Two UPVC double glazed window to front aspect, carpet flooring and radiator.

BEDROOM 14' 10" x 8' 8" (4.52m x 2.64m) UPVC double glazed window to front aspect, hard flooring and radiator.



BEDROOM 13' 9" x 6' 4" (4.19m x 1.93m) UPVC double glazed window to rear aspect, carpet flooring and radiator.

BEDROOM 12' 0" x 11' 3" (3.66m x 3.43m) UPVC double glazed window to rear aspect, carpet flooring and radiator.

BEDROOM 8' 3" x 10' 3" (2.51m x 3.12m) UPVC double glazed window to side aspect, built in wardrobes and radiator.

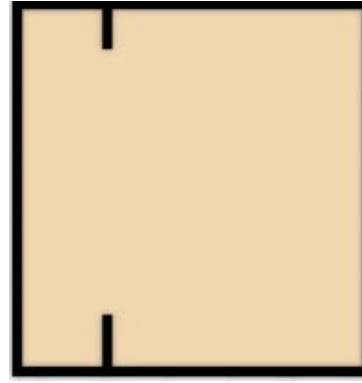
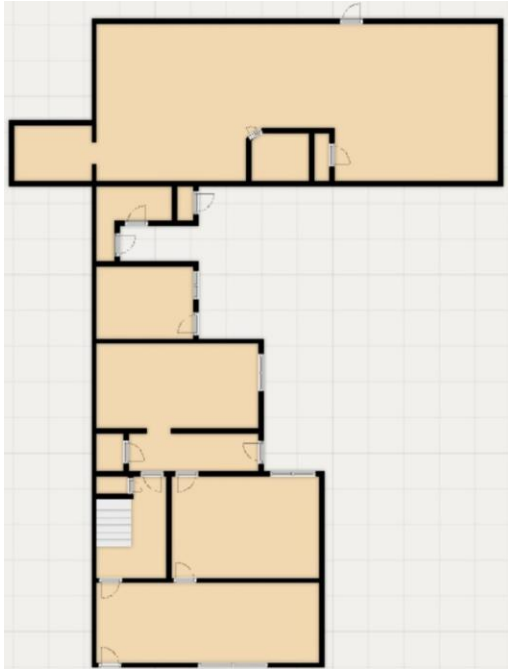
WORKSHOP GROUND FLOOR 21' 5" x 54' 3" (6.53m x 16.54m) Side room and main hall, concrete floor and windows to the rear

WORKSHOP FIRST FLOOR 14' 2" x 40' 10" (4.32m x 12.45m) Stairs from the ground floor and two windows to the rear.

OUTSIDE Utility Room
WC
Two Storage Cupboards
Rear Garden
Access to the street



Ground Floor



Basement

First Floor



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