

FOR SALE



LAMBERT ROAD
WESTCOTES
LEICESTER
LE3 2AG

£185,000

FEATURES

- No chain
- Mid Terraced
- Perfect for investors (rental yield 7%+)
- Close to Leicester Royal Infirmary + DeMontfort University
- Bathroom + Downstairs WC
- Freehold
- 3 bedrooms
- Popular location
- Just off Narborough Road
- Gas central heating



 **SETHS**

3 Bedroom House - Terraced located in Leicester

LIVING ROOM

11'5" x 11'4"

Carpeted, radiator, storage cupboard, uPVC double glazed window

DINING ROOM

11'3" x 11'2"

Carpeted, radiator, uPVC double glazed window

KITCHEN

15'11" x 6'11"

Wall and base units with worktops over, space for 4 ring gas hob and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, tiled flooring, partly tiled walls, x2 uPVC double glazed window, uPVC double glazed door leading to garden

OUTSIDE WC

FIRST FLOOR

BEDROOM 1

11'6" x 12'11"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

11'3" x 9'8"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 3

11'1" x 6'11"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap, corner bathtub, radiator, lino flooring, tiled walls, radiator, uPVC double glazed window

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: ££1,605.15

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

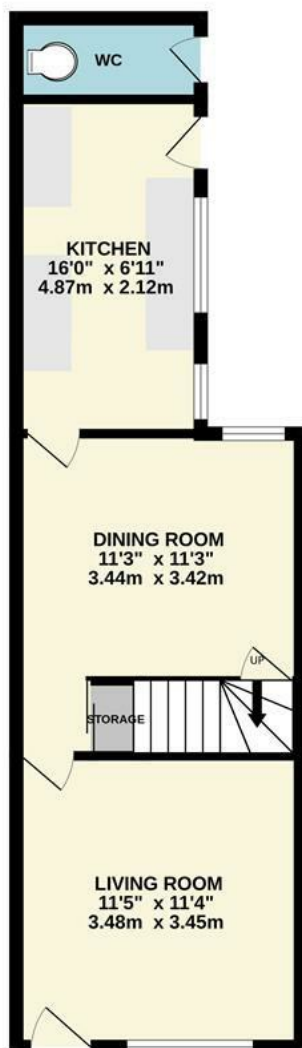
Mains Drainage: Yes

Broadband availability: Fibre to the Cabinet Broadband

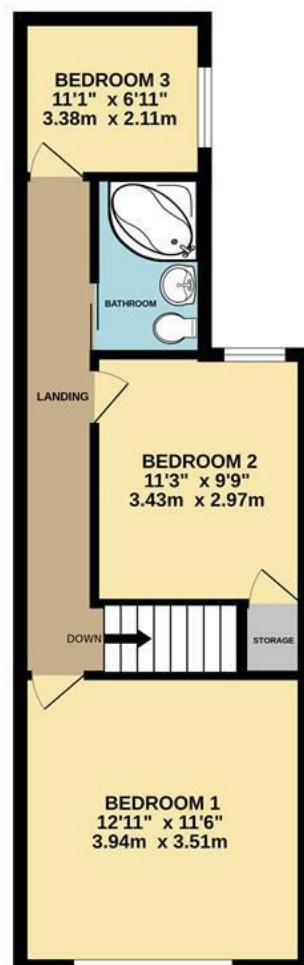


BELGRAVE OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Call us on

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Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	84
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

 **SETHS**