

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

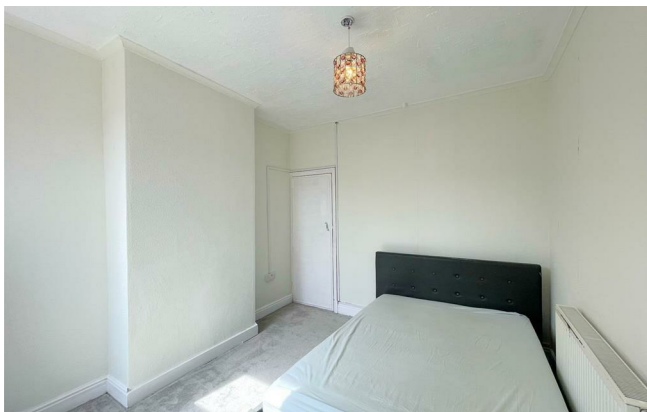
Mains Gas: Yes

Mains Electricity: Yes

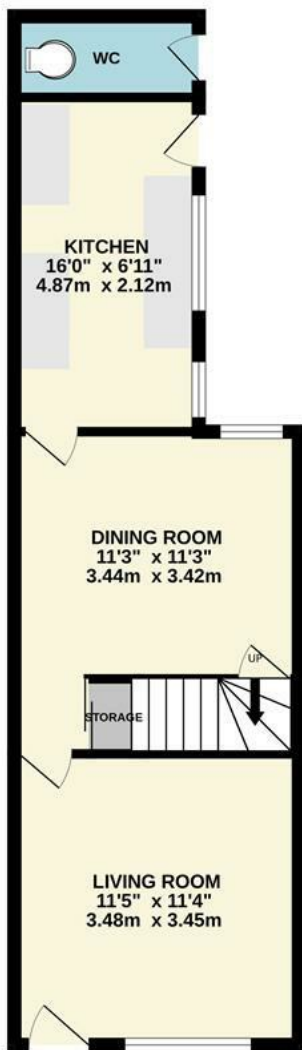
Mains Water: Yes

Mains Drainage: Yes

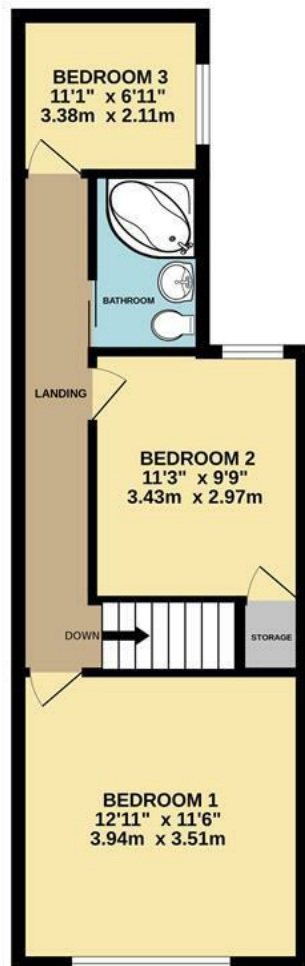
Broadband availability: Fibre to the Cabinet Broadband



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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Council Tax Band  
**A**

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

