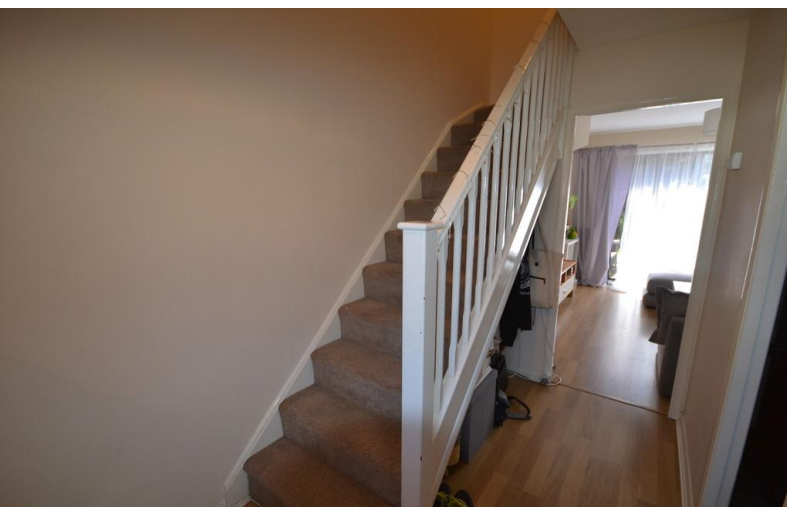


**FOR SALE**



**Buckingham Drive, Leicester, LE2 8PY**

**2 Bedrooms, 1 Bathroom, House Townhouse**

**Asking Price Of £199,950**

**MARTIN&CO**



- CONVENIENT LOCATION FOR CITY CENTRE & FOSSE PARK
- TWO BEDROOMS
- SINGLE GARAGE & ENCLOSED REAR GARDEN
- DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEM
- KITCHEN & LOUNGE/DINING ROOM

**PROPERTY DESCRIPTION** Ideally suited to First Time Buyers or 'Buy to Let' investors, this modern, two double bedrooomed, mid-townhouse offers well presented and appointed, gas centrally heated, sealed unit double glazed accommodation with canopy porch, entrance hall, living room, fitted kitchen and bathroom, together with single brick and block built garage in block, additional off-road parking space and a good sized, landscaped rear garden, situated in this convenient and favoured south Leicester suburb.

**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B		
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



**LOUNGE DINER** 12' 3" x 12' 0" (3.73m x 3.66m)  
 With access from the inner hallway and views and access to the rear garden via patio doors. The floor is laid to wood effect laminate flooring which is continued throughout the ground floor accommodation

**KITCHEN** 10' 2" x 5' 11" (3.1m x 1.8m) Offering an extensive range of wall and base units with contrasting work surface over. Tiling to splash prone areas and window overlooking the front aspect of the home. The kitchen has a stainless steel sink with mixer tap over. Further inclusions is a built in oven with hob over and contrasting chimney hood style extractor. The floor is laid to wood effect laminate.

**HALLWAY** 9' 10" x 5' 10" (3m x 1.78m) The entrance door opens into the inner hallway with stairs rising to the first floor accommodation and in turn giving access to the lounge diner and kitchen. The floor is laid to wood effect laminate which extends through the ground floor accommodation.



**FIRST FLOOR**

**BEDROOM ONE** 12' 0" x 9' 6" (3.66m x 2.9m) The main bedroom offers views to the rear access of the home.

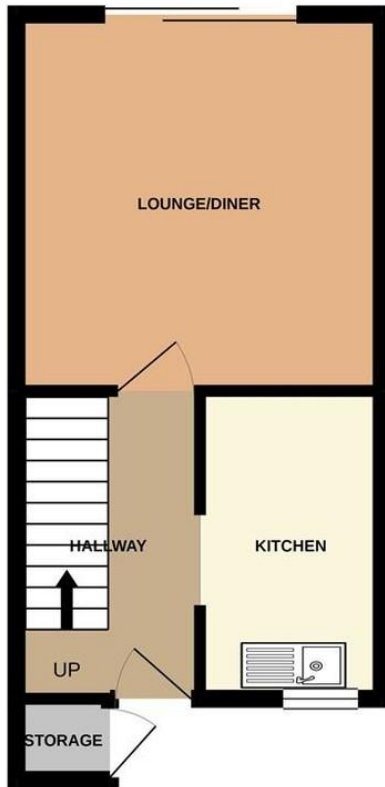
**FAMILY BATHROOM** 6' 1" x 5' 5" (1.85m x 1.65m) The family bathroom offers a three piece suite including side panel bath, low level WC and pedestal wash hand basin. An opaque window faces the side aspect of the home.

**BEDROOM TWO** 9' 8" x 7' 6" (2.95m x 2.29m) Offering views to the front access of the home and benefiting from built in storage( that may have some restriction due to the stair bulkhead)

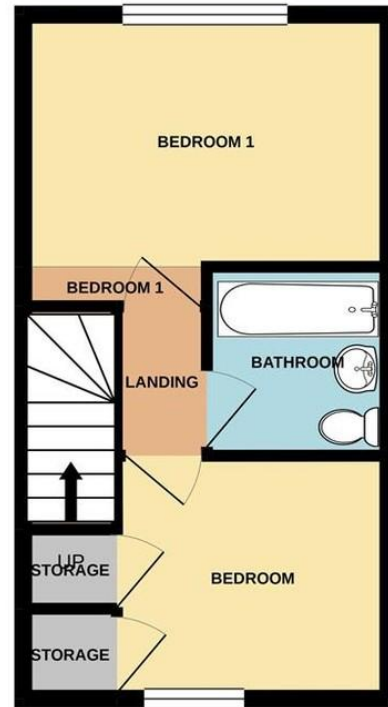
**OUTSIDE** The rear of the property offers a garden mainly laid to lawn and featherboard fencing to each aspect. The remainder is laid to a slab patio area with courtesy access from the lounge via the patio doors. Further benefits include a single garage with up and over door which is sited adjacent to the property, en bloc.



GROUND FLOOR



1ST FLOOR



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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**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.