

FOR SALE



Ivy Road, Leicester

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £175,000


MARTIN&CO



- **Two Bedroom Mid Terrace House**
- **Located In West End**
- **Two Reception Rooms**
- **Fitted Kitchen**
- **Two Bedrooms**
- **Bathroom**
- **Rear Garden**

FULL DESCRIPTION

Martin& Co is thrilled to introduce this charming two-bedroom mid-terrace property to the market, perfect for first-time buyers and buy-to-let investors. Its traditional design adds to its appeal. Situated conveniently for easy access to the City Centre and surrounded by a variety of local amenities on Narborough Road, this home offers a spacious front lounge that seamlessly flows into the dining room. The layout also includes a well-equipped kitchen, a first-floor landing, two cozy bedrooms, and a bathroom. Outside, you'll find a low maintenance courtyard that provides privacy. With no upward chain, we highly recommend an early viewing to avoid missing out on this fantastic opportunity.

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LIVING ROOM 11' 3" x 12' 1" (3.43m x 3.68m) Living area at the front, featuring a large UPVC double glazed bay window that floods the room with natural light.

DINING ROOM 11' 3" x 11' 10" (3.43m x 3.61m) Dining room, from here, you can enjoy a lovely view of the garden through the window. Access to the staircase and kitchen.

KITCHEN 6' 0" x 12' 6" (1.83m x 3.81m) Discover a well-designed kitchen featuring a variety of wall-mounted cupboards and drawers. Space for . The partially tiled surrounds create a stylish look, while the single drainer sink unit. Access to the garden.



BEDROOM 12' 1" x 12' 0" (3.68m x 3.66m) Double bedroom with UPVC double glazed window to front.

BEDROOM 10' 0" x 12' 0" (3.05m x 3.66m) Double bedroom with UPVC double glazed window to rear.

BATHROOM 6' 0" x 12' 7" (1.83m x 3.84m) Fitted bathroom featuring a stylish three-piece suite, including a bath with a convenient shower overhead, a low flush WC and a wash hand basin. Frosted window, while the partially tiled walls.

OUTSIDE Front And Rear Garden and On Street Permit Parking.





Hunters Narborough

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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.