

FOR SALE



Lambert Road, Leicester

2 Bedrooms, 1 Bathroom, End Terrace

Asking Price Of £220,000



- Two Bedroom End Terrace House
- Located In The West End
- Open Plan Living Kitchen Area
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Landscaped Rear Garden

FULL DESCRIPTION

This beautifully presented end terrace is offered to the market with no upward chain and is conveniently positioned for access into the city centre. Having undergone a program of refurbishment, the gas centrally heated accommodation features an open plan living and kitchen area, modern fitted kitchen, first floor landing, two double bedrooms and bathroom. The plot offers a private garden to the rear and off road parking to the front. Any early viewing is strongly recommended to avoid disappointment.

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



ENTRANCE UPVC front door and double glazed window. Carpet flooring and meter storage leading to front living area.

LIVING / KITCHEN AREA 24' 3" x 13' 3" (7.39m x 4.04m)(Max Measurement) Living Area - To the front of the property, lounge with staircase leading to first floor, radiator, double glazed window, carpet flooring.

Kitchen - Hard floor, double glazed window and door to rear garden. Comprises of range of wall and base units and an integrated hob, microwave and oven.



BEDROOM 10' 7" x 10' 10" (3.23m x 3.3m) To the front elevation is the main bedroom with carpet flooring, radiator, double glazed window and built in storage.

BEDROOM 13' 6" x 7' 1" (4.11m x 2.16m) To the rear elevation is the second bedroom, with carpet flooring, radiator and double glazed window with built in cupboard.

BATHROOM 6' 8" x 6' 2" (2.03m x 1.88m) To the rear elevation with hard flooring, wash hand basin, WC, corner bath with shower and double glazed window to the rear.

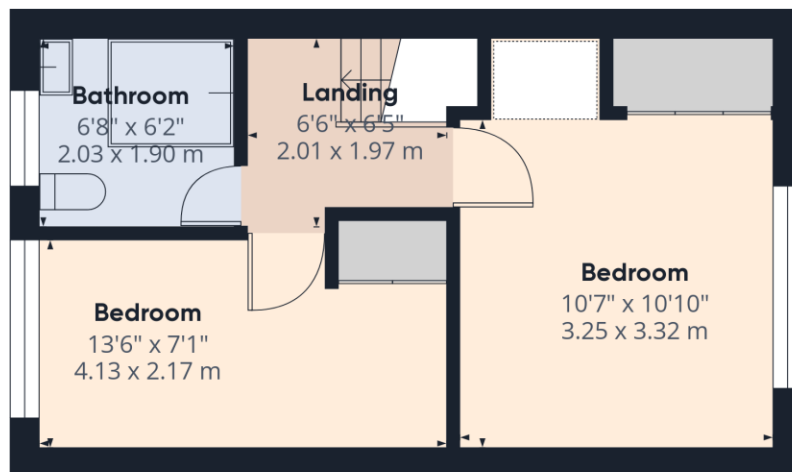
OUTSIDE To the front - Off road parking for 1 car.

To the back - Landscaped rear garden with garden room.





Floor 0



Floor 1

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