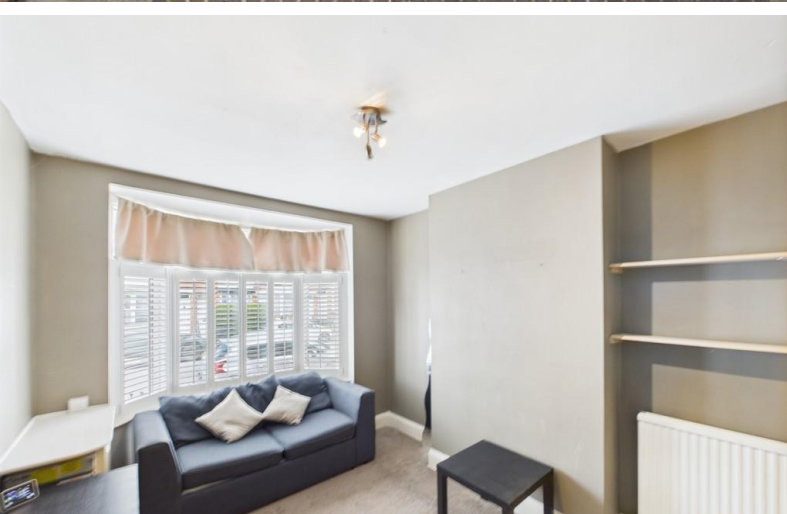


**FOR SALE**



**Hopefield Road, Leicester**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Asking Price Of £200,000**



- Two Bedroom Mid Terrace House
- Located Off Narborough Road
- Two Reception Rooms
- Fitted Kitchen
- Two Double Bedrooms
- Study
- Family Bathroom

#### FULL DESCRIPTION

A well presented two bedroom Victorian terraced property situated on Hopefield Road, off Narborough Road in Leicester. The property offers convenient routes into the City along with easy access routes to Fosse Park and the M1 and M69 motorways. Internally the property comprises of two reception rooms, kitchen, two bedrooms, a study and a family bathroom. Externally the property boasts a well presented rear garden with a decked area ideal for entertaining. Viewing is essential.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		





**HALLWAY** With wooden front door, hard flooring, radiator, stairs to the first floor, doors to the dining and living room.

**DINING ROOM** 9' 10" x 11' 5" (3m x 3.48m) Soft flooring, radiator, fitted shelves, double glazed bay window to the front and cupboard housing meters.

**LIVING ROOM** 12' 10" x 12' 11" (3.91m x 3.94m) Double glazed window to the rear, radiator, under stairs storage cupboard, wood flooring, door to the kitchen.

**KITCHEN** 7' 5" x 13' 3" (2.26m x 4.04m) With a stainless steel sink drainer with mixer tap, four ring gas hob, electric oven, tiled splash surround, washing machine point, integrated dish washer, integrated fridge freezer, hard flooring, range of fitted wall and base units, combi boiler, double glazed door double to the side, double glazed window and full height storage cupboard.



**BEDROOM** 14' 4" x 11' 4" (4.37m x 3.45m) Double glazed window to the front, radiator and soft flooring.

**BEDROOM** 11' 4" x 10' 8" (3.45m x 3.25m) Radiator and fireplace with surround, soft flooring and double glazed window to the rear.

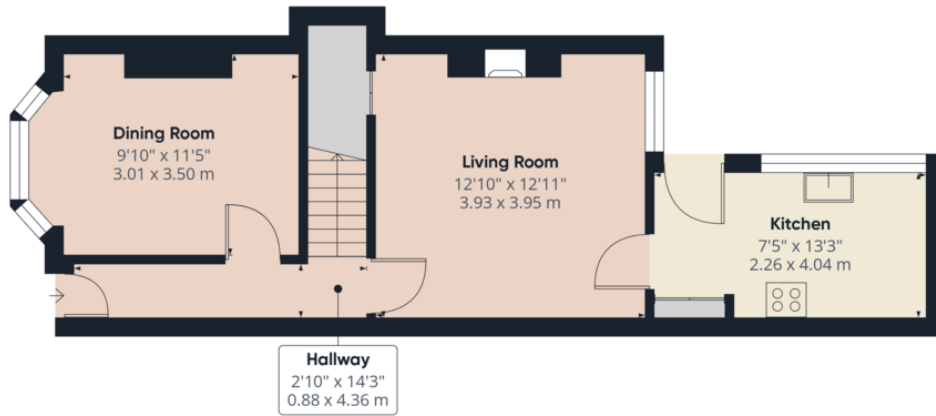
**STUDY** 4' 8" x 6' 1" (1.42m x 1.85m) Double glazed window to the side, radiator and hard flooring.

**BATHROOM** 7' 5" x 7' 10" (2.26m x 2.39m) Double glazed window to the rear, low level WC, pedestal wash hand basin, bath, shower cubicle, towel radiator, hard flooring and part tiled walls.

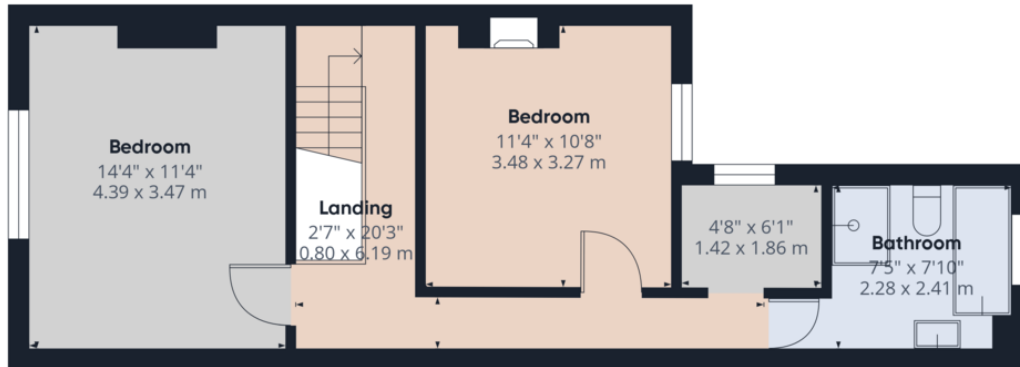
**OUTSIDE** To the front of the property is a small garden and on street parking.

To the rear of the property there is a slab patio area with gated side access, external WC, a brick outbuilding and a decked area.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
918 ft<sup>2</sup>  
85.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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 m 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.