

**FOR SALE**



**Mostyn Street, Leicester**

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

**Asking Price Of £165,000**





- Mid-Terraced House
- Located Off Glenfield Road
- Spacious Through Lounge
- Brand new kitchen!
- Two Double Bedrooms
- Family Bathroom
- On road parking

PROPERTY DESCRIPTION Martin and Co welcome to the market this spacious two bedroom property, conveniently situated within walking distance of local shops and amenities. Also boasting transport links, ease of access to the M69 and the M1 and 10 minute drive to fosse park.

Comprising of a large lounge/ diner and newly fitted galley kitchen with a courtyard style garden to the rear, with the first floor offering two double bedrooms and a family bathroom. No chain.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



**LIVING ROOM 11' 9" x 11' 4" (3.58m x 3.45m)** Wooden door to the front elevation, UPVC double glazed window to the front elevation, carpet flooring, radiator, meter cupboard, under stairs cellar access.

**DINING ROOM 11' 6" x 11' 4" (3.51m x 3.45m)** Carpet flooring, UPVC double glazed window to the rear elevation, radiator and stairs to the first floor.

**KITCHEN 20' 8" x 5' 6" (6.3m x 1.68m)** Brand New Fitted kitchen with range of stylish wall and base level units, integral oven and hob with extraction over, roll edged work, surfaces, sink and drainer, UPVC double glazed window to the side elevation, door to the rear elevation leading to rear yard.



**BEDROOM 11' 2" x 13' 2" (3.4m x 4.01m)** UPVC double glazed window to the front elevation, carpeted flooring and radiator.

**BEDROOM 11' 1" x 10' 3" (3.38m x 3.12m)** Carpeted flooring, UPVC double glazed window to the rear elevation, storage cupboard and radiator.

**BATHROOM 9' 2" x 7' 3" (2.79m x 2.21m)** Comprising a three piece suite, bath with shower over, low level flush WC, wash basin, storage cupboard, tiling in part, opaque window to the rear elevation.

**OUTSIDE** Rear yard with paving, fenced borders and gated side access.





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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.