

FOR SALE



Paget Road, Leicester

2 Bedrooms, 1 Bathroom, Mid Terrace House

Asking Price Of £155,000

MARTIN&CO



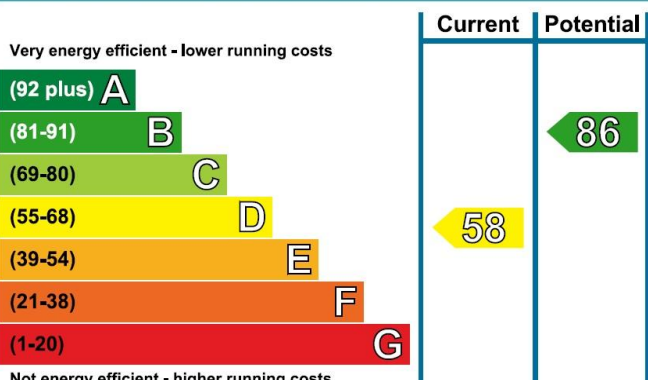
- Two Bedroom Mid Terrace House
- Located Off Tudor Road
- Two Reception Rooms
- Fitted Kitchen
- Separate Utility Room
- Two Double Bedrooms
- Family Bathroom

FULL DESCRIPTION

A two bedroom mid terrace property just off the Tudor Road. The property benefits from having double glazed windows and gas central heating.

Entry to the property is through the front door leading into one of two reception rooms; another one to the rear which has stairs to the first floor. The kitchen has a range of base and wall units with work surfaces over, stainless steel sink and drainer, appliances and with space and plumbing for further appliances. There is a separate utility room. The first floor landing gives access to two bedrooms and a rear bathroom comprising of wash hand basin, low level flush WC and panelled bath with shower over and curtain surround. Outside to the rear there is side gate and low maintenance garden. No Chain.

Energy Efficiency Rating





LOUNGE 11' 1" x 11' 6" (3.38m x 3.51m) With double glazed window to front, wooden front door, carpet flooring, cupboard housing meters, fireplace and radiator.

DINING ROOM 11' 1" x 11' 11" (3.38m x 3.63m) With double glazed window to the rear, carpet flooring and radiator.

KITCHEN 6' 2" x 12' 4" (1.88m x 3.76m) With a range of base and wall units, space for cooker, part tiled walls, double glazed window to the side and hard flooring.

UTILITY AREA 5' 1" x 4' 10" (1.55m x 1.47m) Double glazed window to the rear, worktop and plumbing for washing machine.

LANDING Carpet flooring, radiator and loft access.

BEDROOM 11' 7" x 11' 5" (3.53m x 3.48m) With double glazed window to the front, radiator and two built-in wardrobes.

BEDROOM 9' 6" x 12' 0" (2.9m x 3.66m) With double glazed window to the rear, radiator and built-in cupboard.

BATHROOM 6' 2" x 12' 4" (1.88m x 3.76m) With hard flooring, part tiled walls, airing cupboard, toilet, hand basin, electric shower over bath and double glazed window to the rear.

OUTSIDE Rear yard and on street parking





Martin & Co Leicester

Unit 13 Stoughton Park, Gartree Road • Leicester • LE2 2FB

T: 0116 204 4920 • E: leicester@martinco.com

0116 204 4920

<http://www.martinco.com>



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.