



**Narborough Road
Leicester
LE3**

Offers In Excess Of £235,000

bettermove

Narborough Road Leicester

Bettermove are proud to present this 3 bedroom semi-detached house in Leicester, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is A.

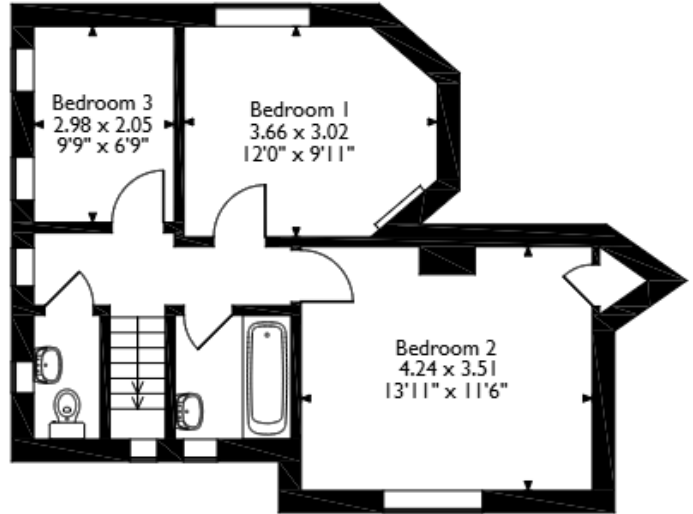
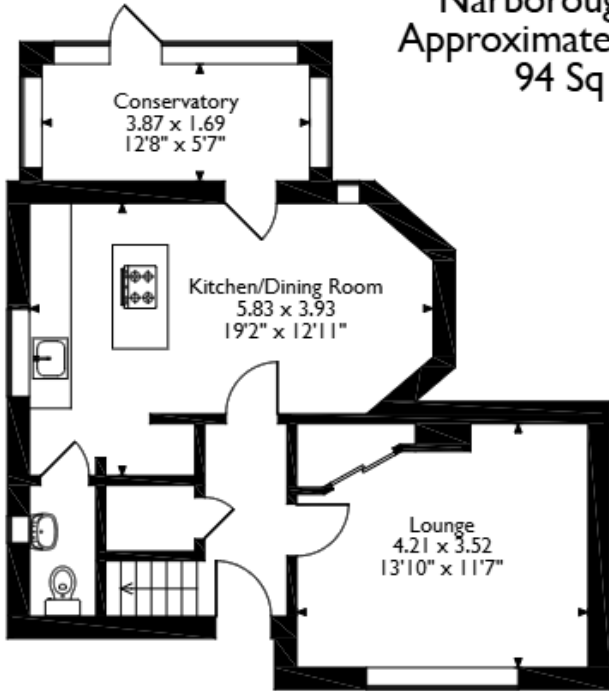
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen/diner, conservatory, and WC on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom, with separate WC. The exterior boasts a front lawned garden, and a private rear garden, perfect for enjoying the summer months.

Located in the popular city of Leicester, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Leicester train station, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Narborough Road, Leicester
 Approximate Gross Internal Area
 94 Sq M/1012 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| | 58 | 82 |
| England, Scotland & Wales EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| | 53 | 72 |
| England, Scotland & Wales EU Directive 2002/91/EC | | |



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