



# 42 Latimer Street

, Leicester, LE3 0QE

## £170,000

Well-Presented Two-Bedroom Terrace | Narborough Road/Hinckley Road Area

Situated in the highly sought-after Narborough Road/Hinckley Road area on the outskirts of Leicester city centre, this charming two-bedroom terraced property offers an ideal home for first-time buyers, young professionals or investors alike.

The accommodation comprises two well-proportioned reception rooms to the front and rear, providing excellent space for relaxing and entertaining. To the rear is a stylish modern kitchen, complete with contemporary units and ample work surfaces.

Upstairs, the first floor boasts two generous double bedrooms and a modern family bathroom with a three-piece suite.

Well presented throughout with neutral décor and in excellent decorative order, this property is ready to move into and offers great potential.

Benefiting from its convenient location, the property is within easy reach of local shops, amenities, excellent transport links into Leicester city centre and the wider motorway network.

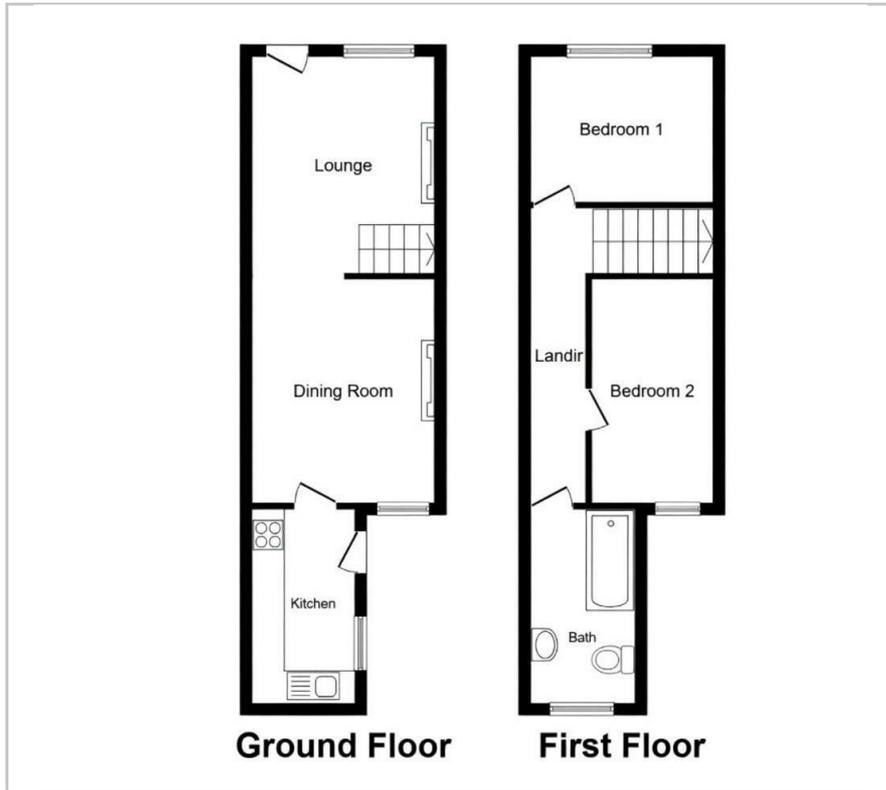
### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



2 1 2

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.