



8 Lambert Road , Leicester, LE3 2AG Offers In The Region Of £165,000

Nestled just off Narborough Road on the outskirts of Leicester city centre, this well-presented two-bedroom terraced home offers an excellent investment opportunity, currently let and ideal for landlords seeking a ready-made rental.

The property features two spacious reception rooms providing flexible living and dining space, along with a bright, modern kitchen fitted with contemporary units and finishes. Upstairs, the generous main bedroom spans the full width of the property, while the second bedroom is also a comfortable double. To the rear, an additional landing area provides a versatile space—perfect for a home office, gym, or storage. A modern family bathroom completes the first floor.

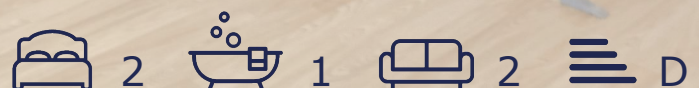
Outside, there is on-street parking available and a low-maintenance rear yard, ideal for outdoor seating or storage.

Conveniently located close to local amenities, transport links, and Leicester city centre, this property represents an attractive proposition for investors or buyers looking for a well-connected home with great rental potential.

- Located Just Off Narborough Road – Convenient position on the outskirts of Leicester city centre.
- Excellent Investment Opportunity – Currently rented and ideal for landlords or investors.
- Two Spacious Reception Rooms – Offering flexible living and dining space.
- Modern Kitchen & Bathroom – Bright, contemporary finishes throughout.
- Two Generous Double Bedrooms – Plus a versatile landing area for office, gym or storage use.
- Low-Maintenance Rear Yard – With on-street parking available nearby.

Viewing

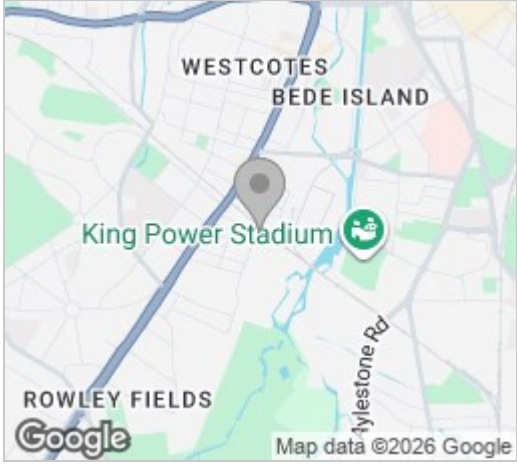
Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



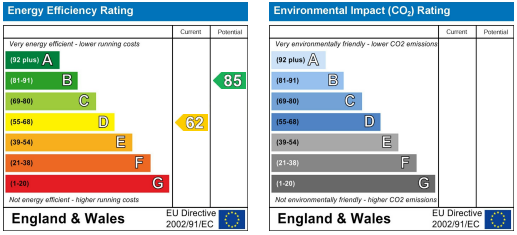
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.