



## Tamerton Road, , Leicester, LE2 9DD

- NO UPWARD CHAIN
- LOUNGE
- FITTED KITCHEN
- ENCLOSED GARDEN
- 360 VIRTUAL TOUR
- IDEAL FIRST TIME BUYER OR FAMILY HOME
- DINING ROOM
- SHOWER ROOM
- OUT BUILDINGS
- GAS CENTRAL HEATING AND DOUBLE GLAZING

**£190,000**



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## DESCRIPTION

Nestled within Tamerton Road, this semi-detached house presents an excellent opportunity for first-time buyers or families seeking a home they can truly make their own. Offered to the market with no upward chain, this property is ready for you to move in and start creating lasting memories.

Upon entering, you will find a welcoming lounge that flows seamlessly into a separate dining room, perfect for entertaining guests or enjoying family meals. The fitted kitchen is functional and offers access to useful outbuildings at the rear, one of which is currently being utilised as a utility room, providing additional storage and convenience.

The property boasts three well-appointed bedrooms, ensuring ample space for family living or guest accommodation. The modern family shower room is designed with comfort in mind, catering to the needs of a busy household.

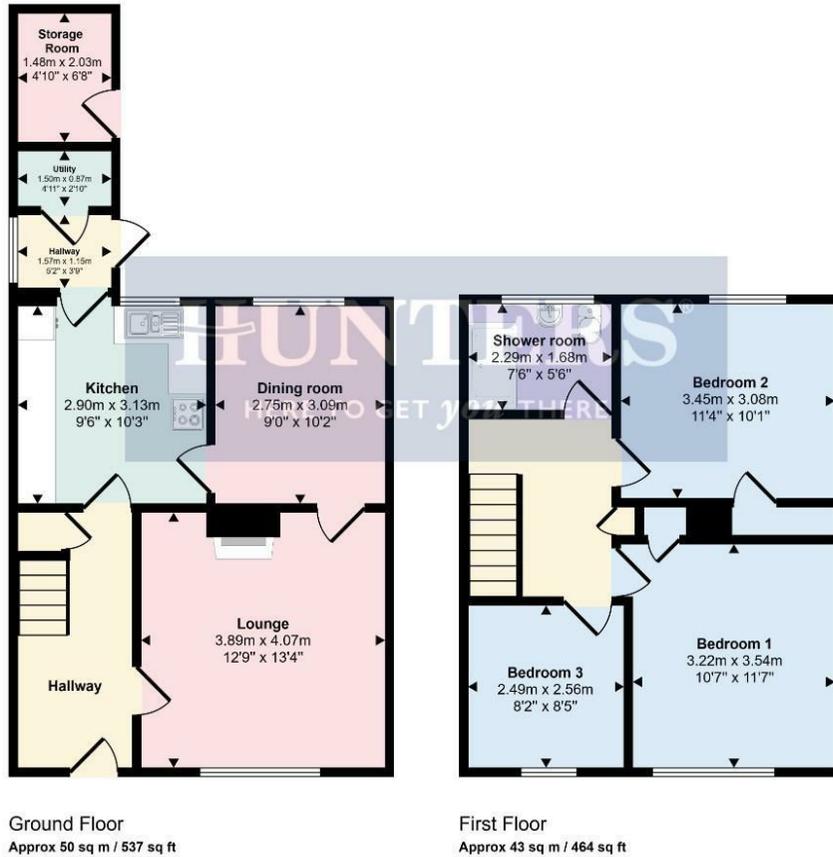
Outside, the gardens to both the front and rear of the property enhance its appeal. The rear garden is particularly inviting, featuring an enclosed lawn bordered by mature plants and shrubs, creating a tranquil outdoor space for relaxation or play.

With excellent road and public transport links to the city centre and the popular Fosse Park retail outlet, this home is ideally situated for those who appreciate both convenience and community. A 360 virtual tour is available, allowing you to explore this delightful property from the comfort of your own home. Don't miss the chance to view this wonderful opportunity in Leicester.





Approx Gross Internal Area  
93 sq m / 1001 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

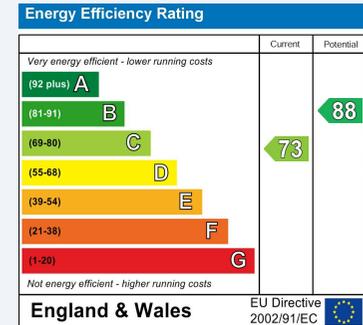
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



19 Leicester Road, Wigston, Leicestershire, LE18 1NR  
 Tel: 0116 366 0660 Email: [wigston@hunters.com](mailto:wigston@hunters.com) <https://www.hunters.com>

