



**affitto**   
*estate agents*

**Battenburg Road, Leicester**  
**£179,995**

2 bedroom terraced house for sale

**\*\*\*ATTENTION LANDLORDS & INVESTORS\*\*\*** Affitto Estate Agents proudly present to the market this SPACIOUS TWO BEDROOM TERRACED property located on Battenberg Road in Leicester. This property is situated ideally located to provide good access for Leicester Royal Infirmary, Glenfield Hospital and Leicester City Centre.

Downstairs there are TWO RECEPTION ROOMS. One reception room is located to the front of the property and another one to the rear. Both of these rooms are bright and airy and providing warming atmosphere to this property.

Next up there is a kitchen which incorporates base and wall units. The kitchen also give access to the low maintenance garden.

Upstairs there are TWO bedrooms. Both bedrooms are of DOUBLE SIZE and offer ample storage.

On this floor there is also a family bathroom which incorporates a bathtub with shower over the head, a W/C and a hand wash basin.

This property is located close to all local amenities and transport links as well as short distance from Leicester Royal Infirmary and Glenfield Hospital.

Contact us now to arrange a viewing!



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <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>	56	(39-54) <b>E</b>	52
(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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)