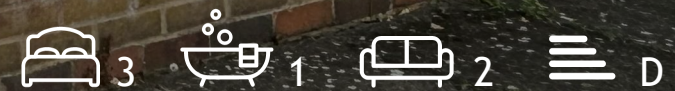


15 Chadwell Road  
New Parks, LE3 6LG

£199,950



# 15 Chadwell Road

New Parks, Leicester, LE3 6LG

Brick built traditional 3 bedroom semi-detached home in popular location close to good amenities including shops, public transport and major road links. The property benefits from full gas central heating (Baxi combi boiler), UPVC double glazing, offering plenty of scope for further modernisation inside, which is reflected in the price. The accommodation briefly comprises on the ground floor, entrance hall, lounge, dining room, kitchen. Upstairs, landing, 3 bedrooms, shower room. Gardens to front & rear, brick outbuilding's. No upward chain. Freehold. Council Tax Band A

## Entrance Hall

UPVC double glazed entrance door, fitted carpet, stairs to first floor, radiator, under-stairs cupboard.

## Lounge

15'5" x 11'9" (4.70 x 3.60)

UPVC double glazed bay window to front, radiator, fitted carpet, gas fire.

## Dining Room

9'8" x 8'9" (2.97 x 2.67)

UPVC double glazed window to rear, fitted carpet, radiator.

## Kitchen

10'8" x 8'11" (3.26 x 2.72)

UPVC double glazed window to rear, carpet tiles, fitted with a very basic range of base, drawer & eye level units, work surfaces, stainless steel double drainer sink unit, radiator.

## First Floor Landing

Access to loft, airing cupboard housing cylinder.

## Bedroom One

12'5" x 10'3" (3.81 x 3.13)

UPVC double glazed window to front, fitted carpet, radiator, recessed cupboard.

## Bedroom Two

12'0" x 9'9" (3.66 x 2.98)

UPVC double glazed window to rear, fitted carpet, radiator, cupboard housing Baxi boiler.

## Bedroom Three

8'11" x 8'0" (2.74 x 2.44)

UPVC double glazed window to front, fitted carpet, radiator.

## Shower Room

UPVC double glazed opaque window, radiator, mainly tiled walls, fully tiled shower cubicle with electric shower, pedestal wash hand basin, wc.

## Outside

The front of the property has wrought iron gates, paved path, shrubs, walled boundary.

The rear garden approx 35' has patio, lawn, a range of outbuildings, shed, brick store, external water tap, fully fenced boundaries.

## Local Authority & Council Tax Information LCC

This property falls within Leicester City Council ([www.leicester.gov.uk](http://www.leicester.gov.uk))

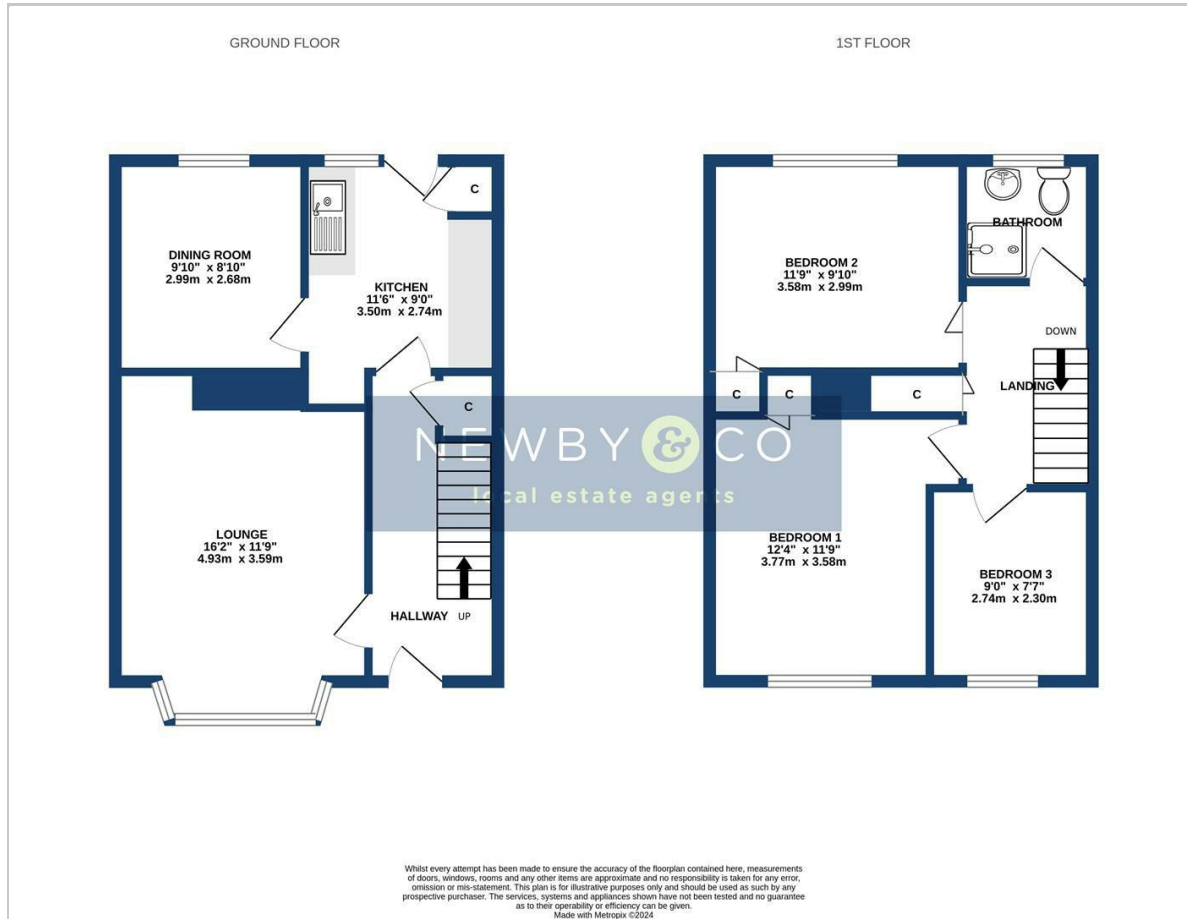
It has a Council Tax Band of A which means a charge of £1528.34 for tax year ending March 2025

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan

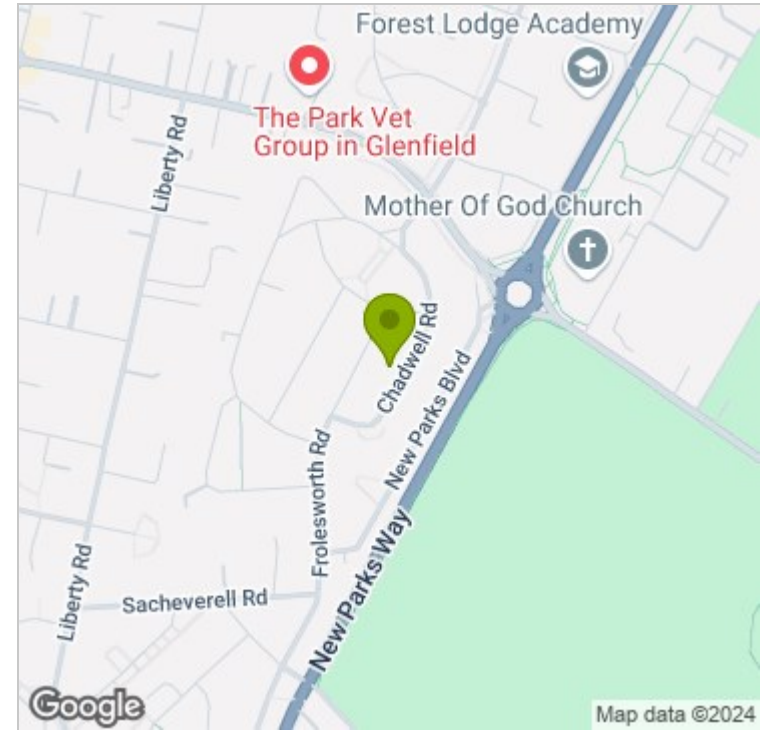


## Viewing

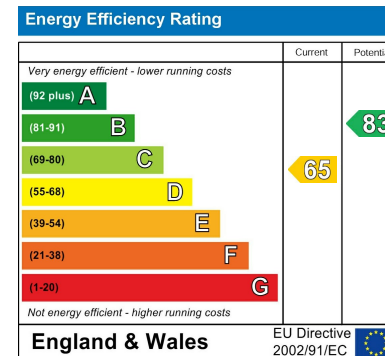
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Area Map



## Energy Efficiency Graph



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