

FOR SALE



# BURNABY AVENUE, SPINNEY HILLS, LEICESTER, LE5 3QX

## £210,000

### FEATURES

- Cash buyers only
- Freehold
- Upgrading works required throughout
- Lounge
- Office / Study
- No chain
- Sought after location
- Four Bedrooms
- Kitchen
- Rear Courtyard



 **SETHS**

# 4 Bedroom End Terraced House in Leicester

\*\*\*OPEN TO OFFERS - CASH BUYERS ONLY\*\*\*

A FOUR Bedroom End Terraced House located in the sought after area of SPINNEY HILLS within walking distance to schools, shops and places of worship. The property requires upgrading works throughout but would be an ideal project with the potential to convert into flats (subject to the necessary consent).

Viewings by appt. only

## GROUND FLOOR

### ENTRANCE AREA

Storage cupboard, staircase to first floor

### LOUNGE

14'7" x 10'7"

Carpeted, radiator, gas fireplace, aluminium double glazed window

### BEDROOM 4

15'10" x 13'3"

Carpeted, radiator, aluminium double glazed window, door to front

### KITCHEN

9'11" x 9'1"

Wall and base units with worktop over, sink with mixer tap and drainer, plumbing for washing machine, space for cooker, lino flooring, radiator, uPVC double glazed window

### BATHROOM

Wash hand basin, partly tiled walls, uPVC double glazed window

### WC

WC

## FIRST FLOOR

### BEDROOM 1

14'9" x 13'3"

Carpeted, radiator, aluminium double glazed window

### BEDROOM 2

12'7" (max) x 10'7"

Carpeted, radiator, aluminium double glazed window

### OFFICE / STUDY

10'8" x 9'0"

Carpeted, radiator, aluminium double glazed window

### BEDROOM 3

10'9" x 8'11"

Carpeted, radiator, aluminium double glazed window

## OUTSIDE

Courtyard to the rear with brick walls surround

COUNCIL TAX BAND - B

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Council Tax Band

**B**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

