

FOR SALE



MARLOW ROAD,
ROWLEY FIELDS,
LEICESTER,
LE3 2BQ

£199,950

FEATURES

- No chain
- 3 bedrooms
- Popular location
- Extended kitchen
- Spacious garden
- Freehold
- Extended mid terraced house
- 2 reception rooms
- Downstairs bathroom + upstairs WC
- Gas central heating



 **SETHS**

3 Bedroom Mid Terraced House in Leicester

GROUND FLOOR

RECEPTION ROOM 1

13'11" (to bay) x 10'11"

Laminate flooring, radiator, double glazed bay window

RECEPTION ROOM 2

11'10" x 10'11"

Laminate flooring, radiator, understairs storage cupboard, double glazed window

KITCHEN

19'10" x 5'10"

Wall and base units with worktops over, sink with mixer tap and drainer, space for cooker, plumbing for washing machine, space for fridge/freezer, radiator, tiled flooring, partly tiled walls, double glazed window, door to rear garden

BATHROOM

WC, wash hand basin, bathtub with shower overhead, tiled flooring, partly tiled walls, extractor fan, radiator, double glazed window

FIRST FLOOR

BEDROOM 1

14'0" (to bay) x 12'7"

Carpeted, radiator, storage cupboard, double glazed bay window

BEDROOM 2

11'11" x 9'8"

Carpeted, radiator, storage cupboard, double glazed window

WC

WC, wash hand basin with splashback tiles, lino flooring

BEDROOM 3

8'9" x 5'11"

Carpeted, radiator, double glazed window

OUTSIDE

To the rear of the property is a long, spacious garden mainly grassed with hedges, trees and wooden fence surrounds.

NOTE:

Most photos were taken prior to tenants moving in

COUNCIL TAX BAND - A



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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

