

FOR SALE



**BIRKBY CLOSE
HAMILTON
LEICESTER
LE5 1PS**

£260,000

FEATURES

- No chain
- Sought after location
- Very well presented
- Lounge
- Bathroom + downstairs WC
- Freehold
- Close to schools, shops and local amenities
- 3 Bedrooms inc ensuite
- Kitchen / Diner
- Off road parking / rear garden



SETHS

3 Bedroom Semi Detached House in Leicester

GROUND FLOOR

ENTRANCE AREA

DOWNSTAIRS WC

WC, wash hand basin, laminate flooring, radiator, uPVC double glazed window

LOUNGE

17'4" x 14'8"

Laminate flooring, x2 radiators, staircase leading to first floor, fireplace, uPVC double glazed window

KITCHEN / DINER

14'8" x 8'6"

Wall and base units with worktops over, 4 ring gas hob with electric oven / grill and extractor hood, sink with drainer and mixer tap, tiled flooring, partly tiled walls, plumbing for washing machine, space for fridge / freezer, space for dining table, storage pantry, radiator, uPVC double glazed window, uPVC French doors to rear garden

FIRST FLOOR

BEDROOM 1

13'6" x 8'3"

Carpeted, radiator, fitted wardrobe, ensuite, uPVC double glazed window

ENSUITE

WC, wash hand basin with mixer tap and vanity units, shower cubicle, radiator, tiled flooring, tiled walls

BEDROOM 2

10'2" x 8'3"

Laminate flooring, radiator, fitted wardrobe, uPVC double glazed window

BEDROOM 3

8'10" x 6'0"

Laminate flooring, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with vanity units, bathtub with mixer tap and shower overhead, radiator, lino flooring, partly tiled walls, uPVC double glazed window

OUTSIDE

To the front of the property is a driveway with space for two cars. To the rear of the property is a low maintenance garden partly slabbed and partly laid to lawn with wooden fence surround

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: B

Council Tax Rate: £1,783.06

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



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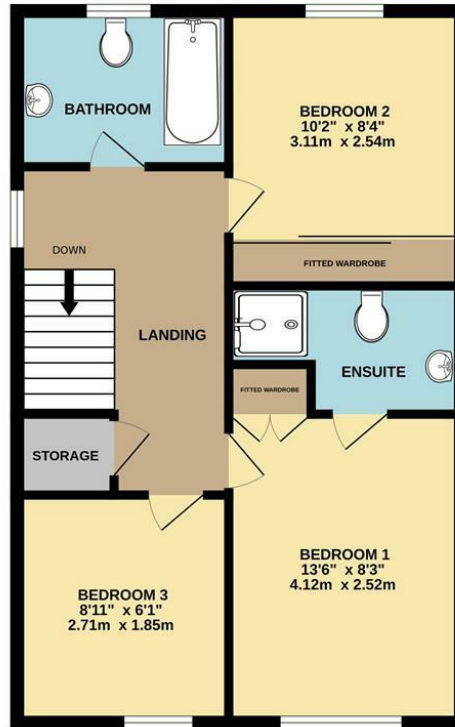
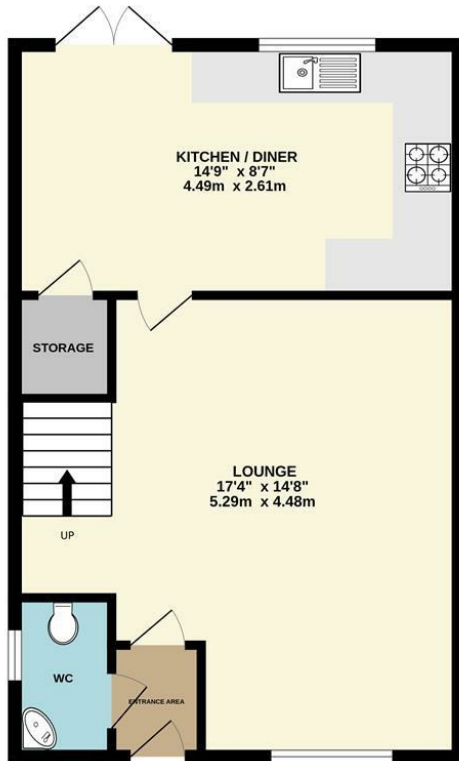
www.seths.co.uk

Council Tax Band

B

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D		
(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.

