



FOR SALE

House - Semi-Detached

COLUMBINE ROAD LEICESTER LE5 1UG

Offers over £225,000

FEATURES

- No chain
- 2 Bedroom Semi - Detached House
- Walking distance to schools, shops and Hamilton Park
- Kitchen
- Off road parking for two cars
- Freehold
- Sought after location
- Lounge / Diner
- Shower Room
- Rear garden



Two Bedroom Semi-Detached House located in Hamilton

NO CHAIN

A Two Bedroom Semi - Detached House located in the ever so popular area of HAMILTON. In brief the property comprises of an entrance hallway, lounge / diner, kitchen, two bedrooms, shower room and a garden to the rear. The property benefits from off road parking for two cars and has the potential to be extended stpp.

Viewings by appt only

GROUND FLOOR

ENTRANCE HALLWAY

Carpeted, radiator, understairs storage cupboard, staircase to first floor

LOUNGE / DINER

12'1" x 11'7"

Laminate flooring, radiator, uPVC double glazed window

KITCHEN

11'5" x 8'9"

Wall and base units with worktops over, 4 ring gas hob with extractor hood, built in oven / grill, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, laminate flooring, uPVC double glazed window, uPVC double glazed French doors to rear garden

FIRST FLOOR

BEDROOM 1

11'5" x 8'10"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

11'5" x 8'10"

Carpeted, radiator, storage cupboard, uPVC double glazed window

SHOWER ROOM

WC, wash hand basin, shower cubicle, radiator, lino flooring, partly tiled walls, extractor fan

OUTSIDE

To the front of the property is a graveled driveway with space for two cars. To the rear of the property is a low maintenance garden mainly laid to lawn with wooden fence surround. There is the added benefit of a slabbed patio area ideal for outdoor get togethers. The property has the potential to be extended stpp.

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

Call us on

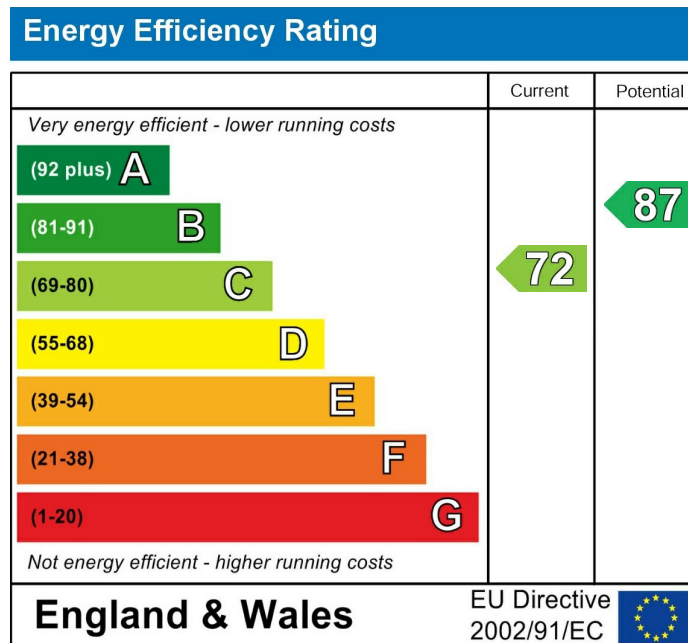
0116 266 9977

info@seths.co.uk

www.seths.co.uk

Council Tax Band

B



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.

