

FOR SALE



COTTESMORE ROAD
HUMBERSTONE ROAD
LEICESTER
LE5 3LN

Offers Over
£260,000

FEATURES

- Popular location
- Freehold
- Three Bedrooms
- Dining Room
- Rear Yard
- Walking distance to many local amenities
- Extended property
- Sitting Room
- Downstairs Bathroom
- uPVC double glazing



SETHS

3 Bedroom Mid Terraced House for sale in LE5

GROUND FLOOR

SITTING ROOM

11'1" x 10'11"

Laminate flooring, radiator, uPVC double glazed window

DINING ROOM

11'10" x 11'0"

Laminate flooring, radiator, under stairs storage cupboard, uPVC double glazed window

KITCHEN

12'7" x 6'3"

Wall and base units with worktops over, 4 ring gas hob with built-in oven / grill and extractor hood, sink with mixer tap and drainer, space for washing machine, space for fridge/freezer, tiled flooring, partly tiled walls, uPVC double glazed window

BATHROOM

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

FIRST FLOOR

BEDROOM 1

12'9" x 11'5"

Laminate flooring, radiator, uPVC double glazed window

BEDROOM 2

11'10" x 9'8"

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

BEDROOM 3

13'4" x 6'6"

Laminate flooring, radiator, uPVC double glazed window

OUTSIDE

To the rear of the property is a slabbed yard with wooden fence surround.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,528.34

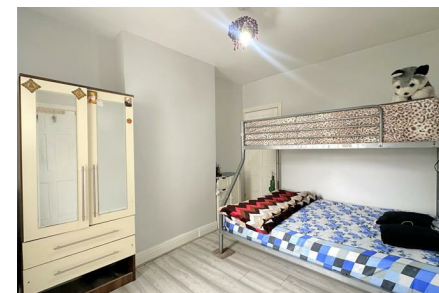
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

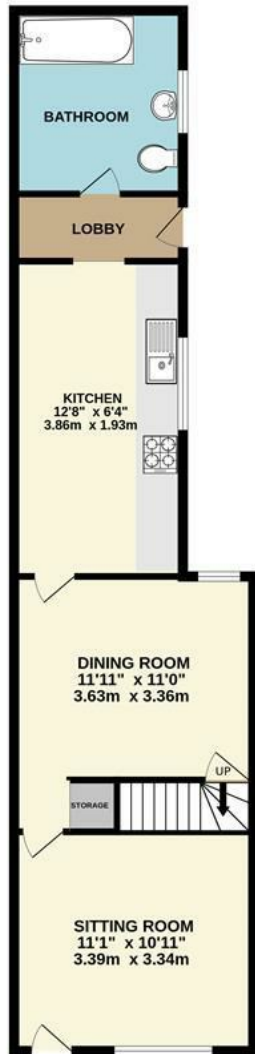
Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND FLOOR



1ST FLOOR



Call us on
0116 266 9977

info@seths.co.uk
www.seths.co.uk

Council Tax Band
A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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.

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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