

FREEHOLD



House - Terraced (EPC Rating: D)

ROSLYN STREET, HIGHFIELDS, LEICESTER, LE2
1BW

PRICE:

£240,000

 **SETHS**



3 Bedroom House - Terraced located in Leicester

***** 3 BEDROOMS RECENTLY MODERNISED - NO CHAIN - HIGHFIELDS *****

Recently modernised, this three-bedroom property on Roslyn Street, Highfields, is offered to the market with no onward chain. The accommodation features a lounge that leads to a dining area with access to the first floor and a newly fitted kitchen. The kitchen leads to a lobby and a newly fitted bathroom. On the first floor, there are three bedrooms. The property is finished with double glazing, gas central heating, and newly fitted carpets throughout. Viewing is highly recommended.

Contact Seths Estate Agents to find out more - 0116 266 9977

LOUNGE

11'1" x 10'11"

Carpeted flooring, double-glazed window facing the front aspect, in-built cupboards, radiator, spotlighting, and access to the dining room.

DINING ROOM

12'4" x 10'11"

Carpeted flooring, storage cupboard located under the stairs, radiator, spotlighting, stairs leading to the first floor, double-glazed window facing the rear aspect, and access to the kitchen.

KITCHEN

8'11" x 5'4"

Vinyl flooring, base eye level units, gas supply for a gas cooker, integrated extractor, stainless steel sink, radiator, double glazed window facing the side aspect, space and plumbing for a washing machine, leading to a lobby.

LOBBY

5'5" x 2'8"

BATHROOM

6'11" x 5'3"

Tiled flooring, tiled walls, panelled ceilings, radiator, toilet, wash hand basin, polyvinyl bathtub, and double-glazed window facing the side aspect

FIRST FLOOR

LANDING

Providing access to all rooms on the first floor, spotlighting access to the loft, and carpeted flooring.

BEDROOM 1

11'6" x 11'0"

Carpeted flooring, radiator, double-glazed window facing the front aspect, storage cupboard.

BEDROOM 2

12'5" x 8'0"

Carpeted flooring, radiator, double-glazed window facing the rear aspect, and storage cupboard located over the stairs.

BEDROOM 3

9'1" x 5'8"

Carpeted flooring, radiator, double-glazed window facing the rear aspect.

OUTSIDE

To the rear, the property features a rear garden, secluded by a brick-built wall along the border, wooden gate allows access to a shared passage.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,457.01

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre



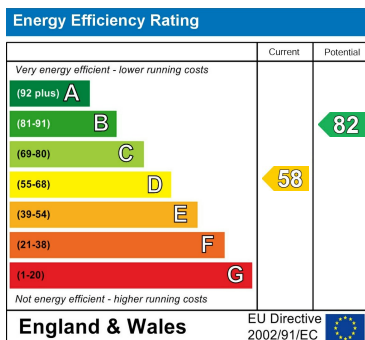


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Performance Graph



Call us on

0116 266 9977

sales@seths.co.uk

www.seths.co.uk

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