

FOR SALE



**DISEWORTH STREET
HIGHFIELDS
LEICESTER
LE2 0DA**

£250,000

FEATURES

- Freehold
- No chain
- Larger than average terrace
- Sought after location
- Walking distance to schools, shops and places of worship
- Three Spacious Bedrooms
- Dining Room
- Sitting Room
- Entrance Hallway
- Bathroom + outside WC



SETHS

3 Bedroom Mid Terraced House located in Highfields

BASEMENT

GROUND FLOOR

ENTRANCE HALLWAY

Laminate flooring, radiator, staircase to first floor

SITTING ROOM

11'2" x 9'10"

Laminate flooring, radiator, uPVC double glazed window

DINING ROOM

12'1" x 10'3"

Laminate flooring, radiator, uPVC double glazed window

KITCHEN

15'10" x 7'3"

Wall and base units with worktops over, 4 ring gas hob with built-in oven, sink with mixer tap and drainer, wash hand basin with mixer tap, plumbing for washing machine, plumbing for dishwasher, space for fridge / freezer, radiator, lino flooring, partly tiled walls, storage cupboard, staircase to basement, x2 uPVC double glazed windows, uPVC double glazed door to rear yard

FIRST FLOOR

BEDROOM 1

16'6" x 11'2"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 2

12'2" x 10'5"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

10'6" x 7'6"

Laminate flooring, radiator, uPVC double glazed window

BATHROOM

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

OUTSIDE

Slabbed yard with brick walls surround. Access to outside WC

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A (Leicester City Council)

Council Tax Rate: £1,528.34

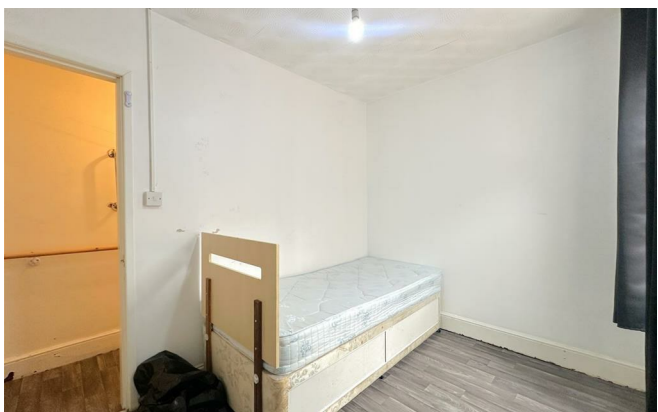
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband




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Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.



BASEMENT

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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