

FREEHOLD



House - End Terrace

COSBY WALK, ABBEY, LEICESTER, LEICESTERSHIRE, LE4 5FR

£350,000

FEATURES

- Four Bedrooms
- Two Bathrooms
- Balcony
- W/C on Ground Floor
- Allocated Vehicle Parking
- End Terraced Home
- Kitchen & Diner
- No Onward Chain
- Three Floors
- Viewings by Appointment Only



 **SETHS**

4 Bedroom House - End Terrace located in Leicester

ENTRANCE HALL

Laminate flooring, a radiator, and stairs leading upstairs provide access to the lounge.

LOUNGE

12'3" x 11'5"

Laminate flooring, a double-glazed window facing the front aspect, and a radiator. It also provides access to a lobby.

LOBBY

Laminate flooring and provides access to under-stair storage, a WC, and the kitchen diner.

W/C

Vinyl flooring, a wash hand basin, a toilet, and a radiator.

KITCHEN/DINER

14'9" x 8'5"

Laminate flooring, a dining area, and a radiator. There is space for a fridge, base-level and eye-level units, and an integrated gas burner and oven. The kitchen includes spotlighting, a stainless steel sink, plumbing and space for a washing machine, and a double-glazed window facing the rear aspect. A door provides access to the garden. The gas-powered combination boiler is located in a base-level unit.

FIRST FLOOR

LANDING

Carpeted flooring and provides access to the bedrooms on the first floor and the family bathroom. There are also stairs leading to the second floor.

BEDROOM 1

14'9" x 10'0"

Carpeted flooring, a radiator, and two double-glazed windows facing the front aspect.

BEDROOM 3

14'9" x 9'0"

Carpeted flooring, a radiator, and a double-glazed window facing the front aspect. A UPVC door provides access to a balcony.

BALCONY

Wooden patio secluded by a metal fence offering views of river soar.

BATHROOM

The bathroom features vinyl flooring, a toilet, a wash hand basin, and a polyvinyl bathtub with a mixer function. It also includes spotlighting and a radiator.

SECOND FLOOR

LANDING

Carpeted flooring provides access to all rooms on the second floor, as well as a storage cupboard.

BEDROOM 2

14'9" x 13'1"

carpeted flooring, a radiator, and two double-glazed windows facing the front aspect.

BEDROOM 4

14'9" x 7'1"

Carpeted flooring, a radiator, and two double-glazed windows facing the right aspect.

SHOWER ROOM

Vinyl flooring, a standing radiator, a toilet, and a standing shower unit with an electric shower. It also includes spotlighting.

OUTSIDE

The garden is secluded by wooden fencing along the perimeter and features a slabbed patio area with a canopy overhead, as well as a grass lawn. A wooden door provides access to the car park, which includes allocated parking for one vehicle.

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: B

Council Tax Rate: £1,783.06

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre





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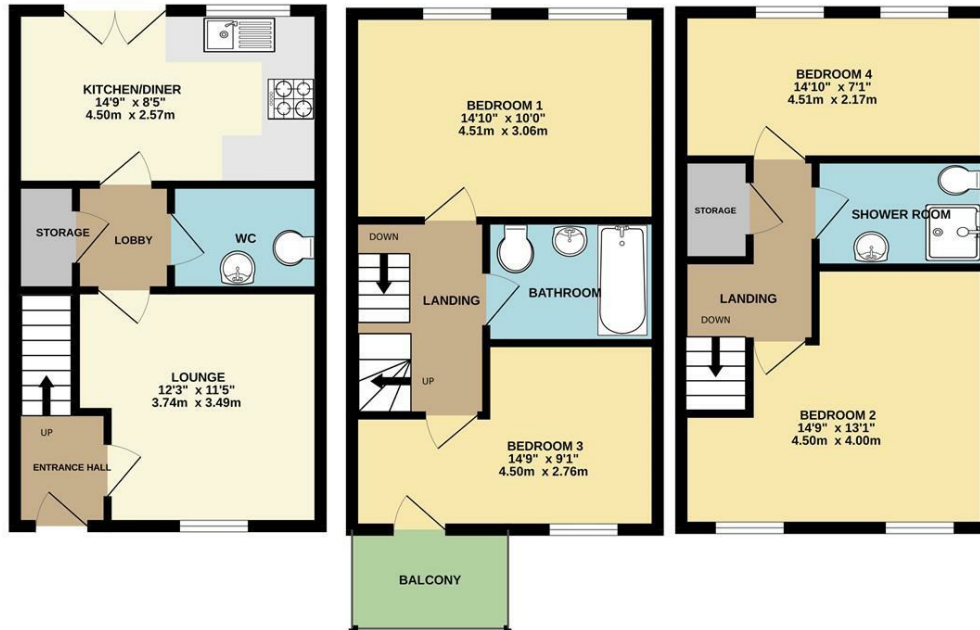
Council Tax Band

B

GROUND FLOOR

1ST FLOOR

2ND 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
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

