

FREEHOLD



House - Semi-Detached

CHECKLAND ROAD THURMASTON LEICESTER LE4 8FN

Offers Over

£180,000

FEATURES

- Investment Opportunity
- In Need of Refurbishment
- Three Bedroom
- Semi Detached Property
- Kitchen/Diner
- Bay Fronted Lounge
- Viewing By Appointment Only
- Thurmaston
- Drive for One Vehicle
- Garage



 **SETHS**

3 Bedroom House - Semi-Detached located in Leicester

ENTRANCE HALL

Features a window facing the front aspect, stairs leading to the first floor, and provides access to the lounge and kitchen/diner. Storage and a lobby are located under the stairs.

LOUNGE

11'10" x 10'3"

Bay fronted window facing the front aspect.

STORAGE/LOBBY

Located under the stairs, it includes a storage area and a wooden door providing access to the garden.

KITCHEN/DINER

15'0" x 11'5"

Includes a sink with a window facing the side aspect, partially tiled walls, base level units, plumbing for a washing machine, eye level units, a water heater, a storage cupboard accommodating electrics, vinyl flooring, an electric heater.

CONSERVATORY

Features windows surrounding and access to the garden via a wooden door.

FIRST FLOOR

LANDING

Provides access to all rooms on the first floor and the loft, with a window facing the side aspect.

BEDROOM 1

11'11" x 10'3"

Includes an in-built storage cupboard and a double-glazed window facing the front aspect.

BEDROOM 2

11'6" x 8'11"

Includes carpeted flooring and a window facing the rear aspect.

BEDROOM 3

8'4" x 6'9"

Features a window facing the rear aspect.

SHOWER ROOM

Includes a standing shower cubicle with an electric shower and a double-glazed window facing the front aspect.

W/C

Features vinyl flooring, partially tiled walls, a toilet, and a window facing the side aspect.

OUTSIDE

There is a front garden with a driveway accommodating one vehicle. Access into the property is via a wooden door. A wooden gate allows access to the garden. To the Rear the garden is secluded by a wooden perimeter and access to a garage

GARAGE

FREEHOLD

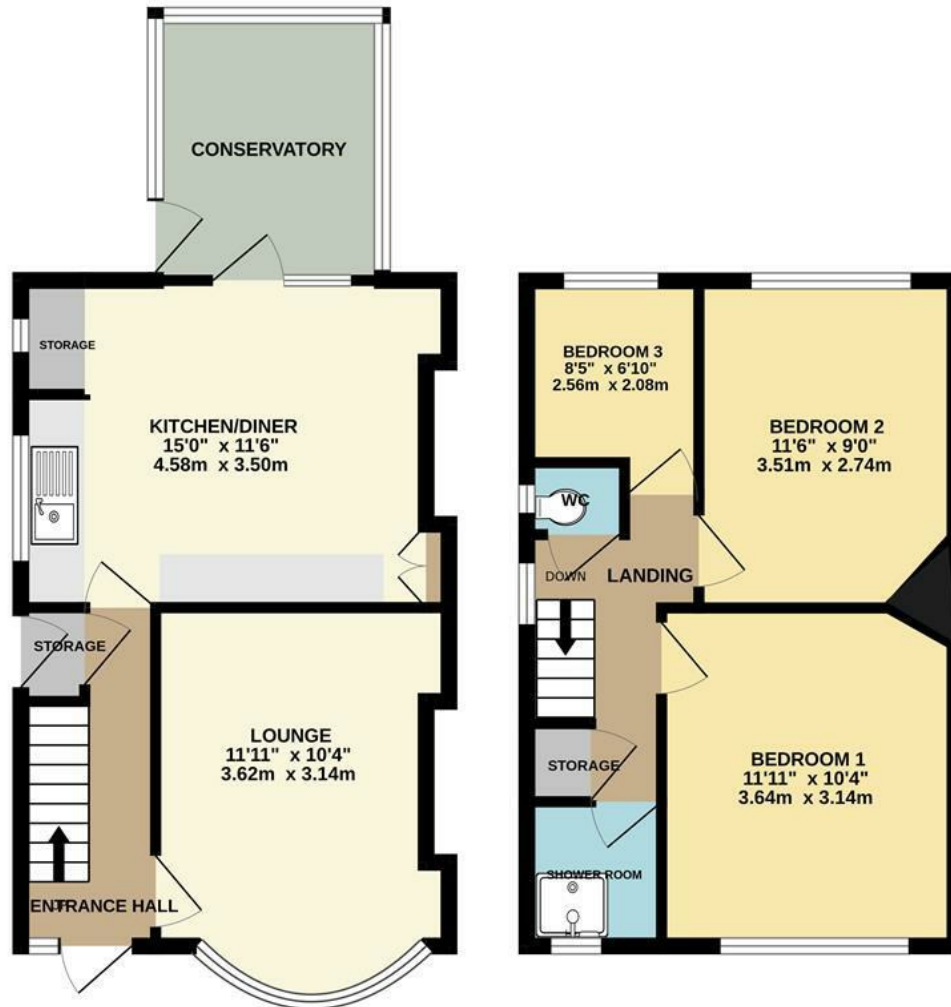
COUNCIL TAX BAND - A

ADDITIONAL INFORMATION



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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Council Tax Band

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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