

FOR SALE



ASHBOURNE STREET HIGHFIELDS LEICESTER LE2 0FB

£269,500

FEATURES

- Freehold
- Walking distance to schools, shops and places of worship
- Three Bedrooms
- Dining Room
- Upstairs bathroom + two downstairs WC's
- Sought after location
- Spacious terrace property
- Sitting Room
- Entrance Hallway
- Rear yard



 **SETHS**

3 Bedroom Mid Terraced House located in Highfields

GROUND FLOOR

ENTRANCE HALLWAY

Carpeted, staircase to first floor

SITTING ROOM

11'3" x 11'1"

Carpeted, radiator, uPVC double glazed window

DINING ROOM

12'2" x 11'5"

Carpeted, radiator, uPVC double glazed window

LOBBY

uPVC double glazed door to rear yard

WC

WC, wash hand basin with splashback tiles, radiator, uPVC double glazed window

KITCHEN

10'6" x 8'9"

Wall and base units with worktops over, sink with mixer tap and drainer, space for cooker, space for fridge / freezer, plumbing for washing machine, plumbing for dishwasher, lino flooring, partly tiled walls, radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

15'9" x 11'3"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

12'1" x 10'3"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

9'1" x 8'10"

Carpeted, radiator, uPVC double glazed window

BATHROOM

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

OUTSIDE

To the rear of the property is a slabbed yard with brick walls surround. There is the added benefit of an outside WC, brick built outbuilding and metal storage shed.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,528.34

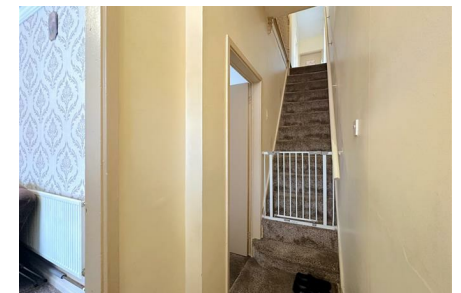
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

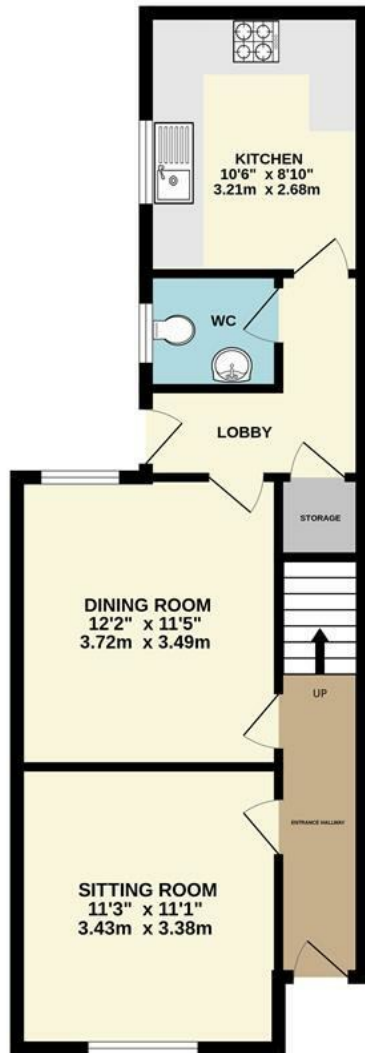
Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



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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
A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(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.

