

FOR SALE



CHANDOS STREET
HIGHFIELDS
LEICESTER
LE2 1BL

£255,000

FEATURES

- No chain
- Extended terraced house
- Walking distance to schools, shops and places of worship
- 2 reception rooms
- Entrance hallway
- Freehold
- Sought after location
- Three bedrooms
- Bathroom with separate WC
- Cellar



 **SETHS**

3 Bedroom Mid Terraced House for sale in Leicester

CELLAR

GROUND FLOOR

ENTRANCE HALLWAY

Laminate flooring, radiator

SITTING ROOM

11'5" x 8'3"

Laminate flooring, radiator, uPVC double glazed window

DINING ROOM

11'7" x 11'4"

Laminate flooring, radiator, uPVC double glazed window

KITCHEN

Fitted wall and base units with worktops over, 5 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, space for dryer, tiled flooring, partly tiled walls, radiator, x2 uPVC double glazed windows

DOWNSTAIRS WC

WC, wash hand basin, tiled flooring, partly tiled walls, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap and vanity units, L-shaped bathtub with shower overhead and shower screen, tiled flooring, tiled walls, towel radiator, extractor fan, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

11'5" x 11'7"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 2

11'5" x 8'9"(max)

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

10'0" x 6'5"

Carpeted, radiator, uPVC double glazed window

OUTSIDE

To the rear of the property is a slabbed yard with brick walls surround

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,605.15

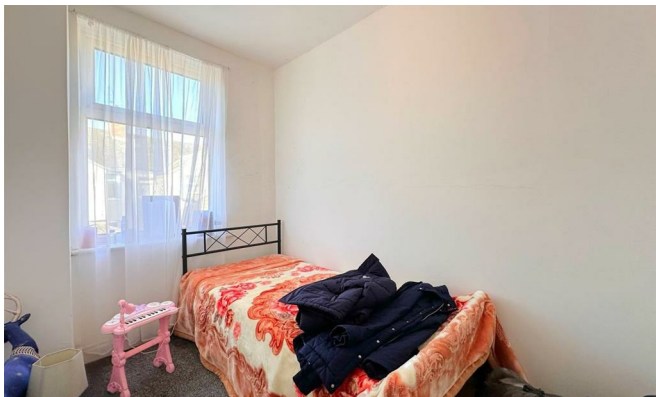
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

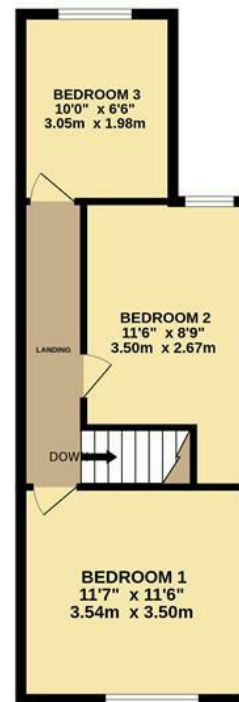


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BASEMENT

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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Council Tax Band

A

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | 67 | |
| (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.