

FOR SALE

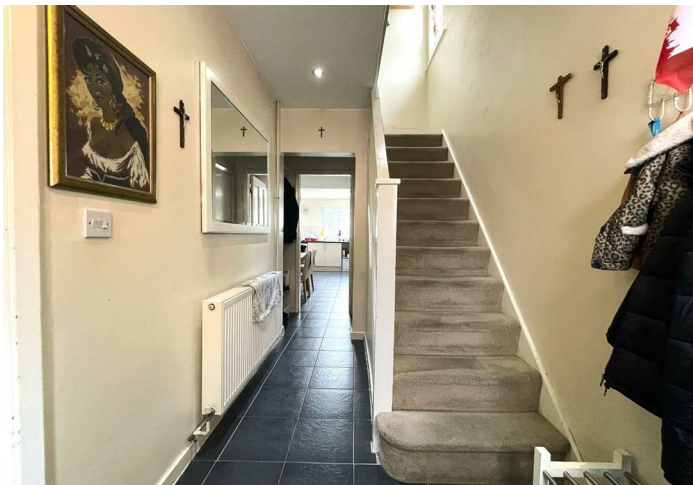


STONEHURST ROAD
BRAUNSTONE
LEICESTER
LE3 2QB

£284,950

FEATURES

- No chain
- Semi-Detached
- Downstairs WC
- Driveway and Carport
- Large rear garden
- 3 Bedrooms
- Extended Dining Area/Kitchen
- 4 pc suite style Bathroom
- Perfect for first time buyers / families
- uPVC double glazed windows



 SETHS

3 Bedroom House - Semi-Detached located in Leicester

ENTRANCE PORCH

5'1" x 1'6"

Lino flooring

HALLWAY

Tiled flooring, radiator

CLOAKROOM

WC, wash basin, tiled flooring, partly tiled walls, extractor fan, uPVC double glazed window

OPEN PLAN KITCHEN / LOUNGE

17'6" x 15'6"

Wall and base units with worktops over, 5 ring gas hob and oven and integrated extractor hood above, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, tiled flooring, partly tiled walls, radiator, uPVC double glazed window, x2 skylight windows, x2 uPVC double glazed door leading to rear garden and carport

LOUNGE

Carpeted, radiator, uPVC double glazed bay window

FIRST FLOOR

BEDROOM 1

14'2" x 10'0"

Carpeted, radiator, uPVC double glazed bay window

BEDROOM 2

11'1" x 10'7"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 3

8'11" x 6'11"

Carpeted, radiator, uPVC double glazed window

BATHROOM

4 pc suite comprising of; WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap and shower cubicle, towel radiator, extractor fan, tiled flooring, tiled walls, uPVC double glazed window

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: B

Council Tax Rate: £1,872.67

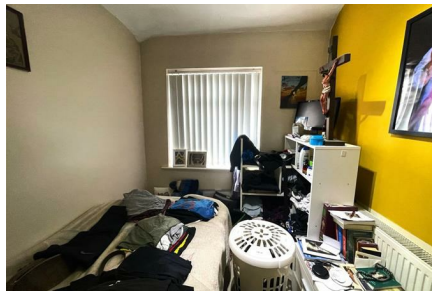
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



UPPINGHAM ROAD SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

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www.seths.co.uk

Council Tax Band
B



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		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(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.

SETHS