

FOR SALE



ASHTREE ROAD HAMILTON LEICESTER LE5 1TW

Offers Over
£270,000

FEATURES

- Freehold
- 3 Bedrooms
- Kitchen
- Bathroom
- Conservatory
- Semi Detached House
- Driveway with garage
- Living Room
- Downstairs WC
- Garden



SETHS

3 Bedroom Semi - Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

12'7" x 12'0"

Carpeted, radiator, understairs storage cupboard, sliding patio door leading to conservatory

KITCHEN

16'3" x 8'5"

Wall and base units with worktops over, sink with mixer tap, space for freestanding cooker with extractor hood, plumbing for washing machine, space for fridge / freezer, tiled flooring, partly tiled walls, radiator, x2 uPVC double glazed windows

DOWNSTAIRS WC

WC, wash hand basin with mixer tap and splashback tiles, tiled flooring, towel radiator, uPVC double glazed window

CONSERVATORY

13'3" x 9'1"

Tiled flooring, uPVC double glazed door leading to garden

FIRST FLOOR

BEDROOM 1

12'5" x 8'10"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 2

9'2" x 8'6"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 3

8'9" x 6'5"

Carpeted, radiator, uPVC double glazed window

BATHROOM

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

OUTSIDE

To the side of the property is a driveway with off road parking and a garage. The property also benefits from a garden mainly slabbed with a decking area and wooden fence surround.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: C

Council Tax Rate: £2,140.20

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

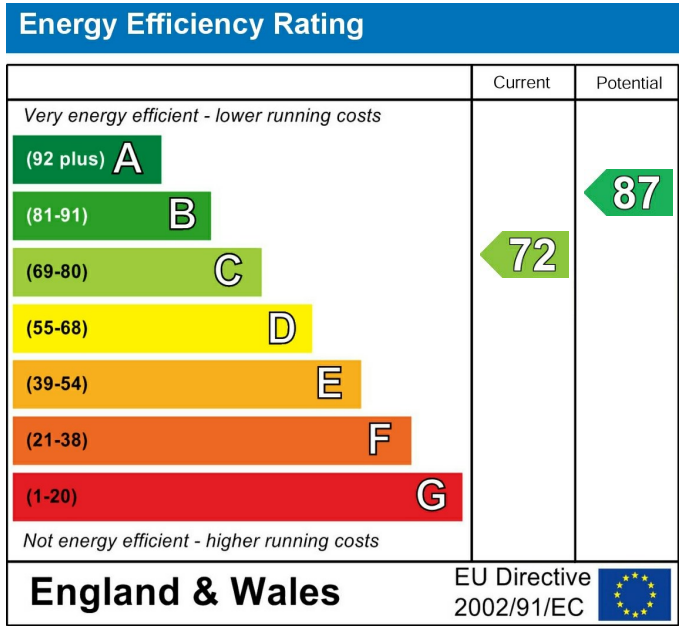


UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

Call us on
0116 266 9977

info@seths.co.uk
www.seths.co.uk

Council Tax Band
C



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.



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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