

FOR SALE



MEREWORTH CLOSE NORTHFIELDS LEICESTER LE5 0NS

£275,000

FEATURES

- No chain
- Sought after location
- Living Room
- Bathroom + downstairs WC
- Excellent transport links & close to local Amenities
- Freehold
- 4 Bedrooms
- Kitchen
- Potential to extend (stpp)
- uPVC double glazing



 **SETHS**

4 Bedroom End Terraced House for sale in Northfields

GROUND FLOOR

ENTRANCE HALLWAY

LIVING ROOM

21'7" x 13'8"

Laminate flooring, radiator, electric fireplace, uPVC double glazed window, uPVC double glazed door leading to garden

KITCHEN

13'8" x 7'6"

Wall and base units with worktops over, 4 ring electric hob with extractor hood, built-in oven / microwave, sink with mixer tap and drainer, breakfast bar, plumbing for washing machine, space for fridge / freezer, lino flooring, partly tiled walls, uPVC double glazed window

WC

WC, wash hand basin with vanity units, lino flooring, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

12'2" x 7'10"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

13'11" x 12'5"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

8'5" x 7'5"

Carpeted, radiator, uPVC double glazed window

BEDROOM 4

12'6" x 10'9"

Carpeted, radiator, uPVC double glazed window

BATHROOM

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

OUTSIDE

L shaped garden partly slabbed, partly laid to lawn with wooden fence surrounds. Potential to extend stpp

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: A (Leicester City Council)

Council Tax Rate: £1,605.15

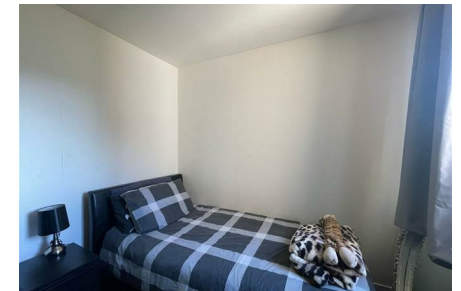
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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Call us on

0116 266 9977

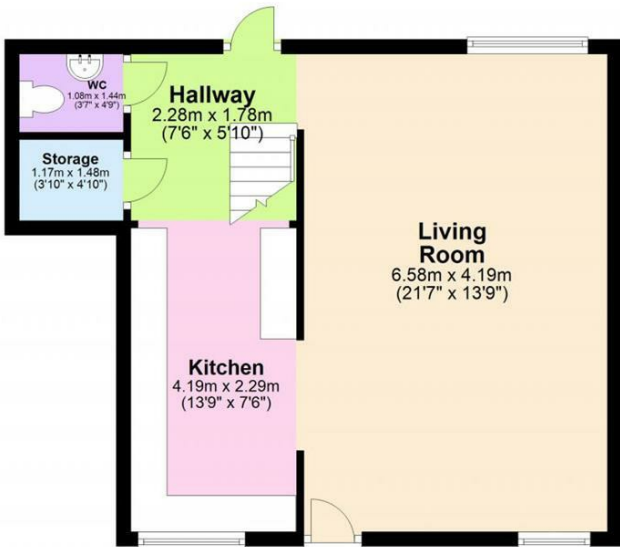
info@seths.co.uk

www.seths.co.uk

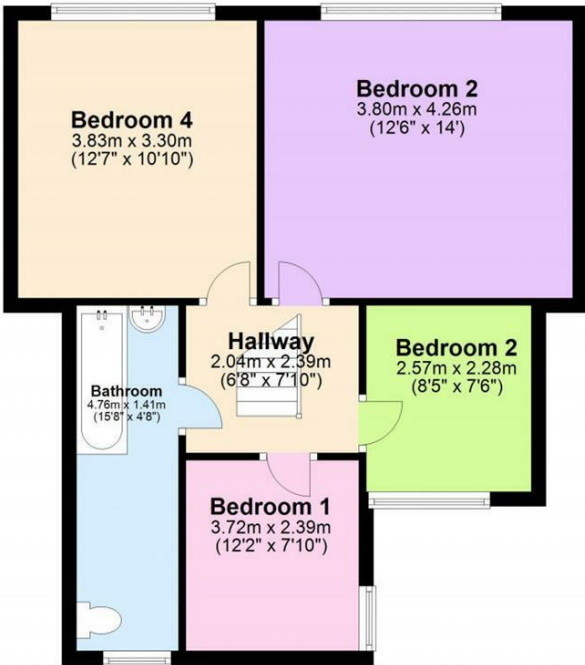
Council Tax Band

A

Ground Floor
Approx. 46.9 sq. metres (505.2 sq. feet)



First Floor
Approx. 54.5 sq. metres (587.0 sq. feet)



Total area: approx. 101.5 sq. metres (1092.2 sq. feet)

Energy Efficiency Rating

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

