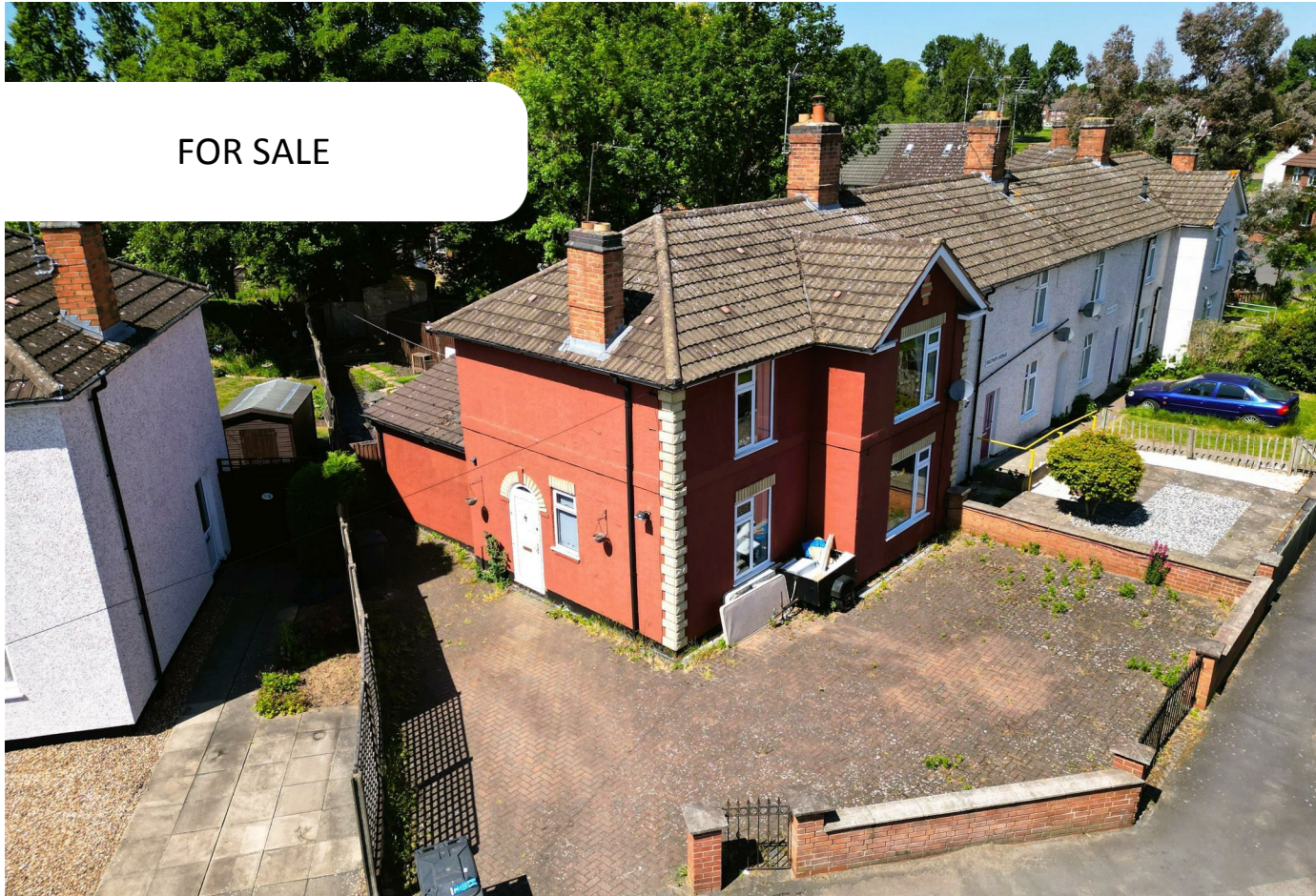


FOR SALE



WALTHAM AVENUE
BRAUNSTONE &
ROWLEY FIELDS
LEICESTER
LE3 1FB

£285,000

FEATURES

- No Chain
- 3 Bedrooms
- Corner Plot
- Potential to extend (SSTP)
- Gas central heating
- Freehold
- Semi Detached
- Perfect for first time buyers
- Ample storage
- uPVC double glazed windows



 **SETHS**

3 Bedroom Semi Detached House For Sale in Rowley Fields

ENTRANCE HALL

Tiled flooring, radiator, storage cupboard

SITTING ROOM

20'11" x 10'2"

Laminate flooring, radiator, uPVC double glazed window

DINING ROOM

9'4" x 12'0"

Laminate flooring, radiator, X2 uPVC double glazed window

KITCHEN

10'4" x 12'0"

Wall and base units with worktops over, 6 ring gas hob, sink with mixer tap and drainer, space for fridge / freezer, tiled flooring, partly tiled walls, uPVC double doors

UTILITY ROOM

6'1" x 6'0"

tiled flooring, space and plumbing for washing machine and dryer, uPVC double glazed window

DOWNSTAIRS WC

WC. tiled flooring

SHOWER ROOM

Electric shower, extractor fan, tiled flooring, tiled walls, glass block window panel

FIRST FLOOR

BEDROOM 1

13'5" x 11'6"

Carpeted, radiator, storage cupboard, uPVC double glazed window,

ENSUITE

WC, wash hand basin with mixer tap, bathtub with electric shower, tiled flooring, partly tiled walls, extractor fan, x2 uPVC double glazed windows

BEDROOM 2

12'0" x 9'9"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

8'11" x 6'6"

Carpeted, radiator, storage cupboard, uPVC double glazed window

OUTSIDE

Externally, the property benefits from a large slabbed driveway to the front, surrounded by brick built wall, the rear offers a low-maintenance garden with both slabbed and turfed areas.

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



BELGRAVE OFFICE LETTINGS | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

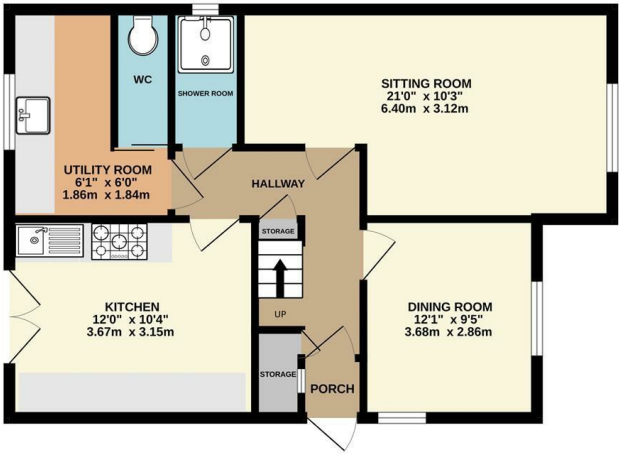
Call us on
0116 266 9977

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

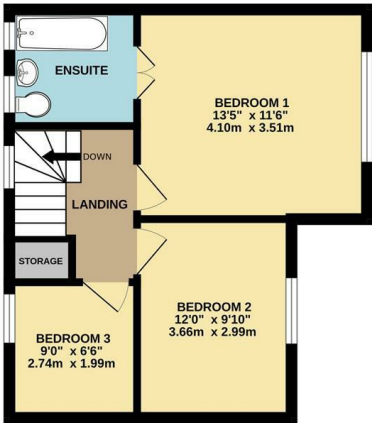
Council Tax Band

A

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.
Made with Metropix ©2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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.

