

FOR SALE



GADDESBY AVENUE
ROWLEY FIELDS
LEICESTER
LE3 1BN

£245,000

FEATURES

- No Chain
- 3 Bedrooms
- Corner Plot
- Large shed + extra outbuilding storage
- Close to local schools, amenities and motorway
- Freehold
- Semi-Detached
- Potential to extend (SSTP)
- Perfect for first time buyers
- Gas central heating



 **SETHS**

3 Bedroom Semi-Detached Property House For Sale in Rowley Fields

KITCHEN

Wall and base units with worktops over, 4 ring gas hob and oven with extractor fan overhead, sink with mixer tap and drainer, space for fridge / freezer, lino flooring, partly tiled walls, uPVC double doors

LOUNGE

15'2" x 11'7"

Lino flooring, radiator, x2 uPVC double glazed window

SHOWER ROOM

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

FIRST FLOOR

BEDROOM 1

12'4" x 9'4"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 2

9'11" x 8'0"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

8'9" x 6'2"

Carpeted, radiator, uPVC double glazed window

OUTSIDE

Externally, the property benefits from a pebbled front garden, surrounded by picket fencing, the rear offers a low-maintenance garden with access to shed and further storage.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

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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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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	51	
(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.

