

FOR SALE



BROMPTON ROAD HAMILTON LEICESTER LE5 1PP

Offers Over **£325,000**

FEATURES

- Freehold
- Three Storey End Town House
- Close to many local amenities
- Single garage
- Bathroom / shower room / downstairs WC
- Five Bedrooms
- Ideal first time buy
- Well presented throughout
- Lounge + fitted kitchen
- Low maintenance rear garden



SETHS

5 Bedroom End Town House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

Laminate flooring, radiator, staircase leading to first floor

LOUNGE

17'10" x 15'9"

Laminate flooring, radiator, understairs storage cupboard, x2 uPVC double glazed windows, uPVC French doors leading to rear garden

KITCHEN

13'3" x 7'8"

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

DOWNSTAIRS WC

WC, wash hand basin, radiator, tiled flooring, extractor fan

FIRST FLOOR

BEDROOM 1

12'7" x 8'7"

Laminate flooring, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 2

11'6" x 9'3"

Laminate flooring, radiator, uPVC double glazed window

BEDROOM 3

8'8" x 6'2"

Laminate flooring, radiator, uPVC double glazed window

BATHROOM

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

SECOND FLOOR

BEDROOM 4

13'5" x 11'1"

Laminate flooring, radiator, storage cupboard, uPVC double glazed window

BEDROOM 5

11'6" x 9'7"

Laminate flooring, radiator, skylight window

SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, shower cubicle, towel radiator, laminate flooring, partly tiled walls, skylight window

OUTSIDE

Low maintenance frontage, single garage with driveway to the rear having gate and footpath to the rear garden primarily laid to lawn with fence boundaries.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: D

Council Tax Rate: £2,407.72

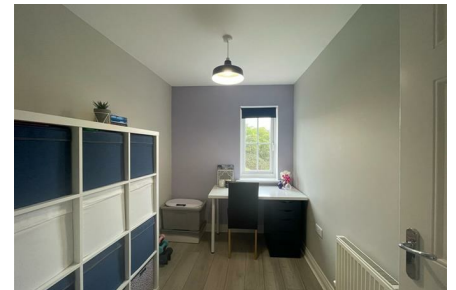
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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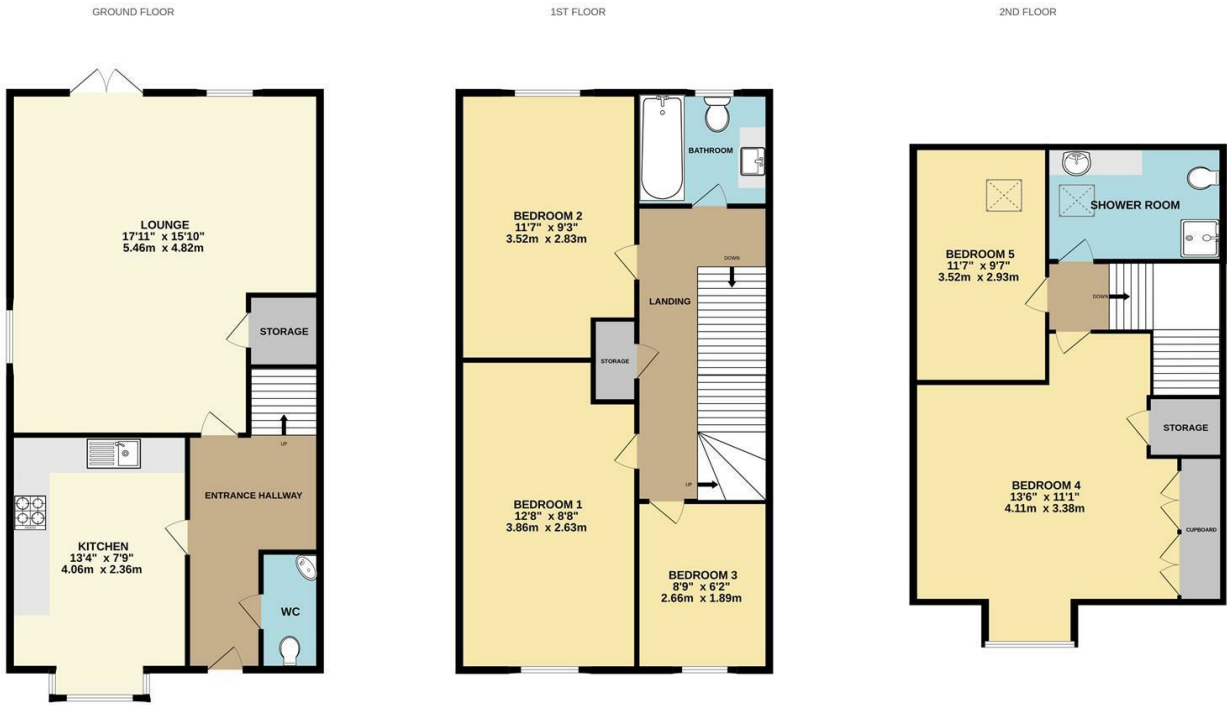
Council Tax Band

D

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | 80 | |
| (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.



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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 **SETHS**