

FOR SALE



QUENBY STREET HUMBERSTONE LEICESTER LE5 0FB

Offers Over

£270,000

FEATURES

- Freehold
- Walking distance to many local amenities
- 3 Bedrooms
- Kitchen
- Utility Area
- Sought after location
- Short distance to City Centre
- Through lounge
- Downstairs shower room + upstairs WC
- Rear yard



 **SETHS**

3 Bedroom Terraced House for sale in Leicester

GROUND FLOOR

THROUGH LOUNGE

26'5" x 10'8"

Carpeted, x2 radiators, uPVC double glazed window, uPVC double glazed door leading to utility area

KITCHEN

12'7" x 5'8"

Wall and base units with worktops over, 5 ring gas hob with extractor hood, built-in oven, sink with mixer tap and drainer, plumbing for dishwasher, space for fridge / freezer, tiled flooring, tiled walls, uPVC double glazed window

SHOWER ROOM

WC, rectangular wash hand basin with mixer tap and vanity units, shower cubicle, tiled flooring, tiled walls, uPVC double glazed window

UTILITY AREA

12'3" x 5'8"

Plumbing for washing machine, door leading to rear yard

FIRST FLOOR

BEDROOM 1

12'2" x 11'0"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 2

11'6" x 9'5"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 3

11'6" x 9'5"

Carpeted, radiator, uPVC double glazed window

WC

WC, wash hand basin with mixer tap, tiled flooring, tiled walls, uPVC double glazed window

OUTSIDE

Slabbed yard to the rear with brick walls surround

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1605

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

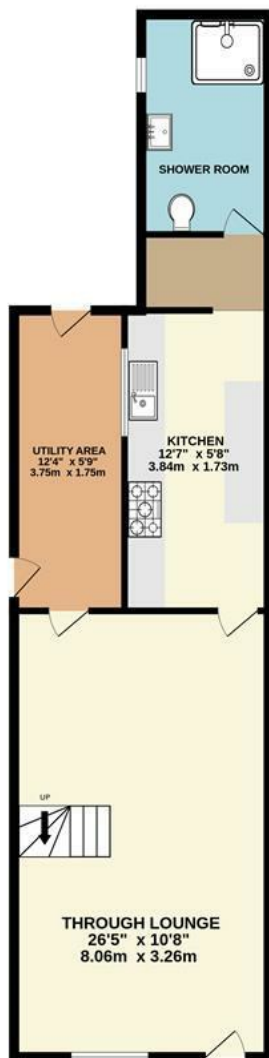
Mains Drainage: Yes

Broadband availability: Full Fibre

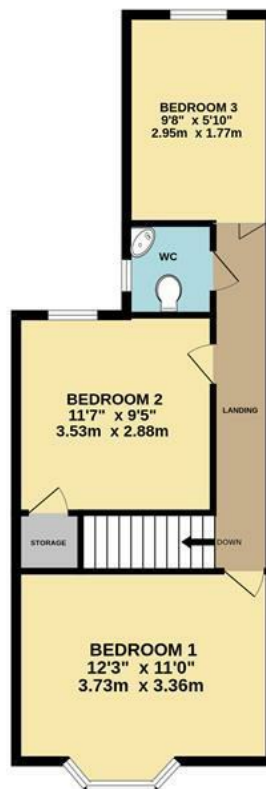


UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND FLOOR



1ST FLOOR



Call us on

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Council Tax Band

A

Energy Efficiency Rating

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

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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