

FOR SALE



GAUL STREET WESTCOTES LEICESTER LE3 0AU

£229,950

FEATURES

- No chain
- Sought after location
- 3 Bedrooms
- Dining room
- Family bathroom
- Freehold
- Perfect for investors / first time buyers
- Sitting Room
- Modern kitchen
- uPVC double glazing



 **SETHS**

3 Bedroom Mid Terraced House For Sale in Leicester

GROUND FLOOR

ENTRANCE HALL

15'10" x 2'9"

Laminate flooring, radiator, understairs storage cupboard

SITTING ROOM

13'1", 13'9" (max) x 9'10" (max)

Laminated flooring, radiator, uPVC double glazed bay window

DINING ROOM

12'11" x 11'2"

Laminate flooring, radiator, uPVC double glazed window

KITCHEN

11'5" x 7'8"

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

LOBBY

BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, lino flooring, tiled walls, towel radiator, extractor fan, uPVC double glazed window.

FIRST FLOOR

BEDROOM 1

12'11" x 12'3"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 2

11'3" x 10'1"

Carpeted, radiator, fitted wardrobes, storage cupboard, uPVC double glazed window.

BEDROOM 3

11'10" x 7'9"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window.

OUTSIDE

Small slabbed yard to rear with brick walls surround.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: A

Council Tax Rate: £1,605.15

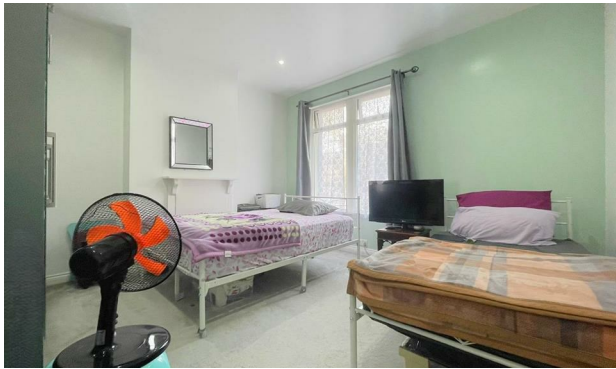
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband





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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Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	53	
(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.

