

FREEHOLD



House - Terraced

IRLAM STREET SOUTH WIGSTON

LE18 4QA

£149,000

FEATURES

- Popular location
- Local amenities within walking distance
- Sitting Room
- Bathroom
- Transport links to City Centre
- Two Bedrooms
- Kitchen / Diner
- Rear Yard



 **SETHS**

2 Bedroom House - Terraced located in

GROUND FLOOR

SITTING ROOM

11'0" x 10'10"

Carpeted, Radiator, Fireplace, uPVC double glazed window

KITCHEN / DINER

11'11" x 10'10"

Wall and base units with worktops over, Sink with mixer tap, Plumbing for washing machine, Lino flooring, Partly tiled walls, uPVC double glazed window

LOBBY

With access to rear yard

BATHROOM

Tiled flooring, Partly tiled walls, WC, Wash Hand Basin, Bathtub with shower overhead, Radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

11'11" x 10'10"

Carpeted, Radiator, Storage Cupboard, uPVC double glazed window

BEDROOM 2

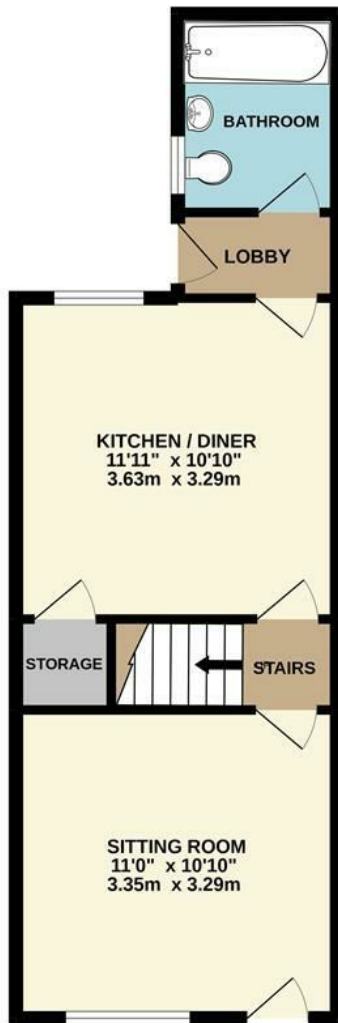
11'1" x 10'9"

Carpeted, Radiator, uPVC double glazed window

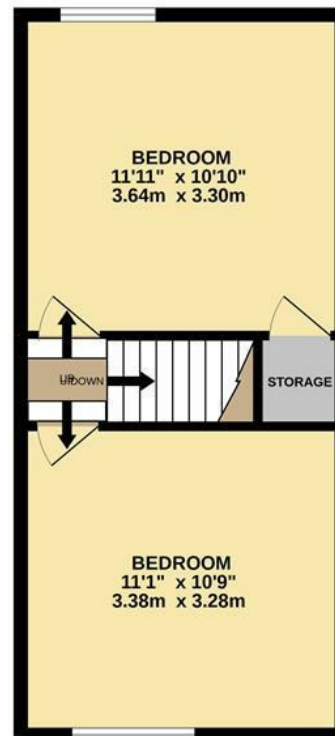
YARD



GROUND FLOOR



1ST FLOOR



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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		80
(69-80) C		
(55-68) D		
(39-54) E	46	
(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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