

FOR SALE



CHURCHILL STREET  
HIGHFIELDS  
LEICESTER  
LE2 1FH

£185,000

FEATURES

- No chain
- Sought after location
- Mid Terraced House
- Sitting Room
- Kitchen with Utility area
- Freehold
- Walking distance to many local amenities
- Two Bedrooms
- Dining Room
- Bathroom



 **SETHS**

# 2 Bedroom Mid Terraced House for sale in Highfields

## GROUND FLOOR

### SITTING ROOM

11'8" x 10'8"

Carpeted, radiator, uPVC double glazed window

### DINING ROOM

12'1" x 10'8"

Carpeted, radiator, uPVC double glazed window

### KITCHEN / UTILITY

19'7" x 6'2"

Wall and base units with worktops over, sink with mixer tap and drainer, space for cooker, tiled flooring, partly tiled walls, x2 uPVC double glazed windows, uPVC double doors leading to the yard

## FIRST FLOOR

### BEDROOM 1

11'8" x 10'9"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### BEDROOM 2

12'2" x 6'2"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap and shower over, laminate flooring, partly tiled walls, towel radiator, airing cupboard, uPVC double glazed window

## OUTSIDE

Slabbed yard with brick walls surround

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: A

Council Tax Rate: £1,685.83

Mains Gas: Yes

Mains Electricity: Yes

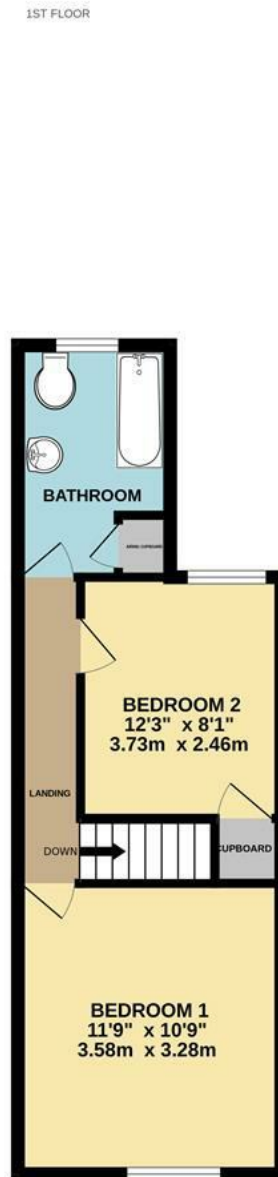
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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



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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Call us on

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Council Tax Band

**A**

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>46</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

