FOR SALE



HAZELDENE ROAD
HAMILTON
LEICESTER
LE5 1UA

£250,000





FEATURES

- No chain
- Freehold
- Close proximity to schools, shops and places of worship
- Extended property
- Two Bedrooms
- Lounge
- Kitchen / Diner
- Bathroom
- Single Garage
- Rear Garden

2 1 1 C

SETHS

2 Bedroom Mid Terraced House for sale in Leicester

GROUND FLOOR

ENTRANCE AREA

LOUNGE
13'4" x 12'11"
Laminate flooring, x2 radiators, electric fireplace, uPVC double glazed bay window.

KITCHEN / DINER
15'5" x 11'4"
Wall and base unit with worktops over, 4 ring electric hob with built-in oven and extractor hood, breakfast island, sink with mixer tap and drainer, plumbing for washing machine, space for dishwasher, space for fridge/freezer, laminate flooring, partly tiled walls, radiator, skylight window, uPVC double glazed window, uPVC bi-fold doors providing access to the garden.

FIRST FLOOR

BEDROOM 1
10'4" x 9'7"
Carpeted, radiator, built in storage cupboard, uPVC double glazed window

BEDROOM 2
10'1" x 10'4"
Carpeted, radiator, uPVC double glazed window.

BATHROOM
WC, wash hand basin with mixer tap and vanity units, splashback tiles, bathtub with mixer tap and shower overhead, vinyl flooring, partly cladded walls, radiator, extractor fan, uPVC double glazed window.

OUTSIDE
To the front of the property is a shared driveway which leads to a single garage. To the rear of the property is a low maintenance rear garden with wooden fence surrounds.

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: C
Council Tax Band: B
Council Tax Rate: £1,966.81
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband







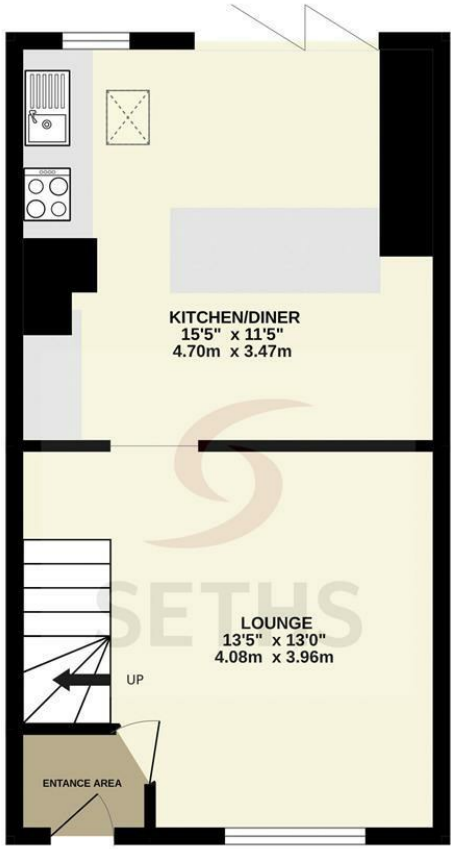




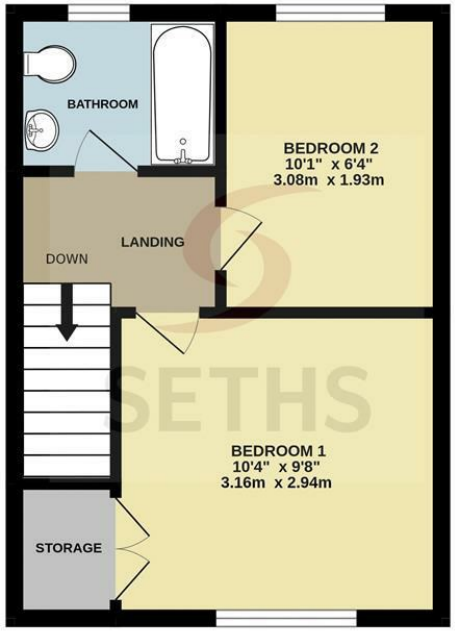




GROUND FLOOR



1ST FLOOR



Call us on

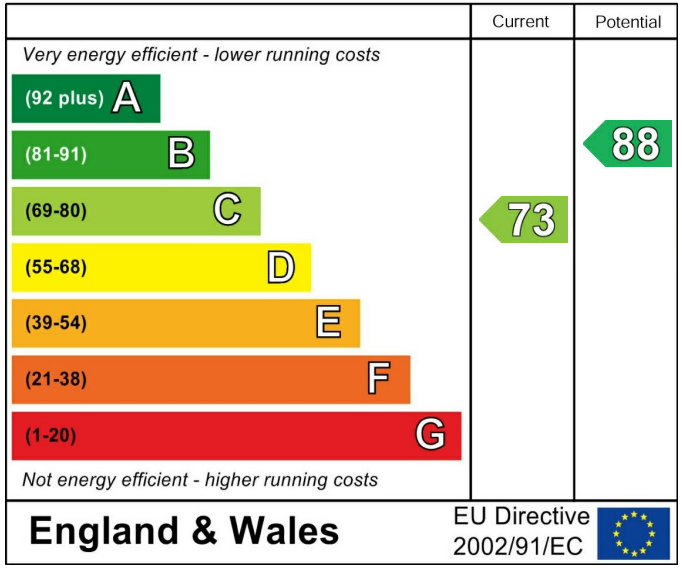
0116 266 9977

info@seths.co.uk
www.seths.co.uk

Council Tax Band

B

Energy Efficiency Rating



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.

SETHS