

FOR SALE



# DANBURY PLACE HUMBERSTONE LEICESTER LE5 0BB

## £250,000

### FEATURES

- End Terraced House
- Sought after LE5 location
- Kitchen
- Low maintenance garden
- Utility / WC
- 3 Bedrooms
- Lounge
- Shower Room
- Allocated off road parking for one car
- uPVC double glazing



 **SETHS**

# 3 Bedroom End Terraced House for Sale in Leicester

## GROUND FLOOR

### KITCHEN

10'9" x 8'11"

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

### LOUNGE

13'10" x 13'2"

Vinyl flooring, x2 radiators, staircase leading to first floor, uPVC double glazed window, uPVC double glazed French doors leading to rear garden

### UTILITY / WC

3'11" x 3'7"

WC, wash hand basin with mixer tap, plumbing for washing machine, radiator, vinyl flooring, extractor fan, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

13'2" x 8'2"

Laminate flooring, radiator, uPVC double glazed window

### BEDROOM 2

8'2" x 6'2"

Laminate flooring, radiator, uPVC double glazed window

### BEDROOM 3

8'1" x 6'3"

Laminate flooring, radiator, uPVC double glazed window

### SHOWER ROOM

WC, wash hand basin with mixer tap, shower cubicle, tiled flooring, tiled walls, towel radiator, uPVC double glazed window

## OUTSIDE

Low maintenance rear garden mainly laid to lawn with wooden fence surrounds. Also consists of a slabbed patio area with a pergola. There is one allocated parking space for the property situated to the rear.

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

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



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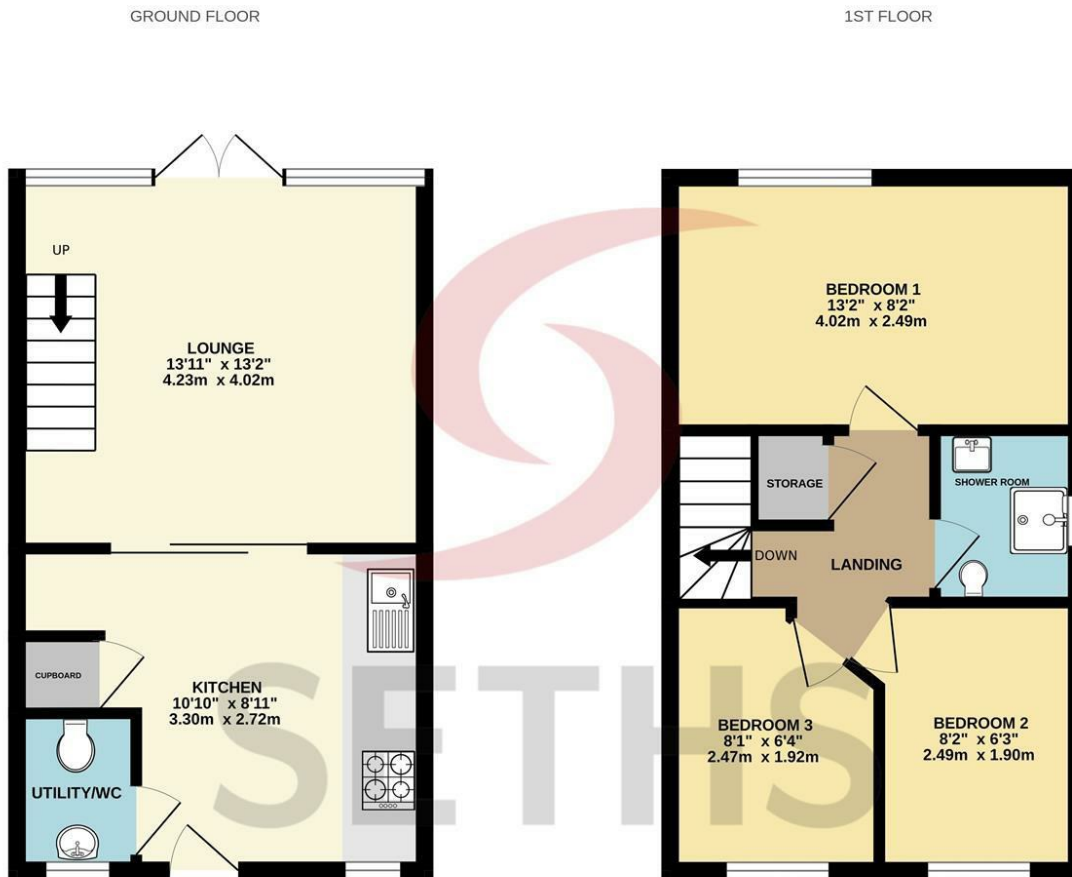
0116 266 9977

info@seths.co.uk

www.seths.co.uk

Council Tax Band

B



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.