

FOR SALE



# HEYBRIDGE ROAD HUMBERSTONE LEICESTER LE5 0AP

## £284,950

### FEATURES

- No chain
- Semi - Detached House
- Lounge / Diner
- Family bathroom + WC
- Low maintenance rear garden
- Freehold
- 3 Bedrooms inc an ensuite
- Kitchen
- Rear garage + driveway
- Gas central heating



**SETHS**

# 3 Bedroom Semi Detached House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

### LOUNGE / DINER

15'7" x 13'6"

Carpeted, radiator, uPVC double glazed window, uPVC French doors leading to rear garden

### KITCHEN

11'8" x 9'3"

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

### WC

WC, wash hand basin with splashback tiles, tiled flooring, extractor fan, radiator

## FIRST FLOOR

### BEDROOM 1

11'1" x 9'1"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### ENSUITE

WC, wash hand basin, shower cubicle, vinyl flooring, partly tiled walls, extractor fan.

### BEDROOM 2

9'10" x 9'8"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

7'1" x 6'5"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

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

### OUTSIDE

To the rear of the property is a low maintenance garden mainly laid to lawn with wooden fence surrounds. There is also access to a single garage with a driveway for another vehicle.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: C

Council Tax Rate: £2,140.20

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre to the Cabinet Broadband





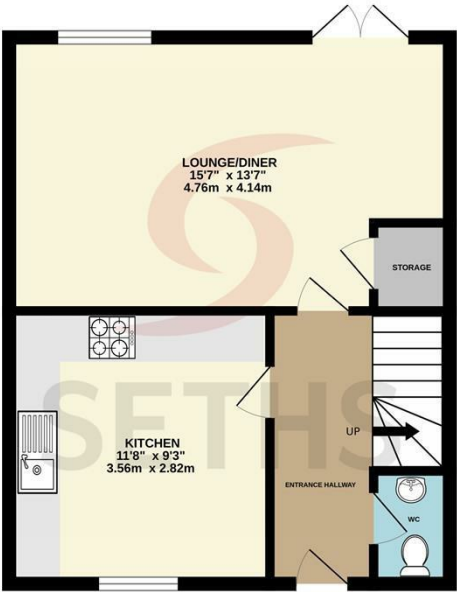
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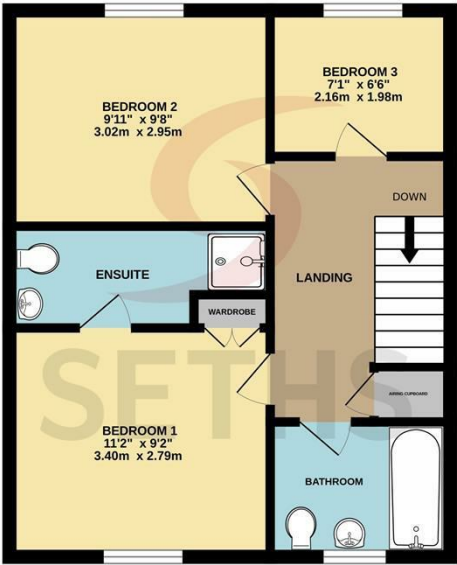
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Council Tax Band  
**C**

GROUND FLOOR




1ST FLOOR



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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(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.

