

FOR SALE



GRANTHAM ROAD
NETHERHALL
LEICESTER
LE5 1HL

£229,950

FEATURES

- No chain
- Requires modernisation throughout
- 3 bedroom Mid Terraced House
- Extended Kitchen
- Off road parking
- Freehold
- Popular location
- Lounge
- Bathroom
- Rear garden



 **SETHS**

3 Bedroom Mid Terraced House for sale in Leicester

GROUND FLOOR

LOUNGE

15'2" (to bay) x 10'8"

Carpeted, radiator, uPVC double glazed bay window

KITCHEN

17'7" (max) x 8'4"

Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, tiled flooring, partly tiled walls, radiator, x2 uPVC double glazed windows, uPVC double glazed door leading to rear garden

BATHROOM

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

FIRST FLOOR

BEDROOM 1

12'9" x 10'8"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 2

9'4" x 8'11"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

6'5" x 6'2"

Carpeted, radiator, uPVC double glazed window

OUTSIDE

To the front of the property is a driveway for one car. To the rear of the property is a generous sized garden partly slabbed, partly laid to lawn.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,528.34

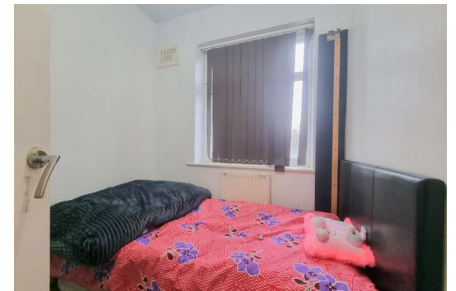
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

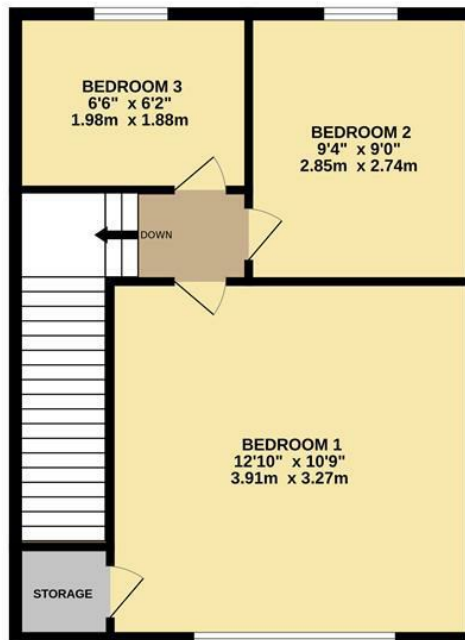
Broadband availability: Full Fibre Broadband



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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Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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.

SETHS