

FOR SALE

FREEMAN ROAD NORTH  
HUMBERSTONE  
LEICESTER  
LE5 4NB

£259,950

FEATURES

- No chain
- Freehold
- Sitting Room
- Large kitchen
- Rear garden
- Sought after location
- Deceptively spacious property
- Dining Room
- x2 bathrooms
- Gas central heating



 **SETHS**

# 3 Bedroom Terraced House for sale in Leicester

## GROUND FLOOR

### SITTING ROOM

14'11" x 12'5"

Vinyl flooring, radiator, uPVC double glazed bay window

### DINING ROOM

12'5" x 11'10"

Vinyl flooring, radiator, understairs storage cupboard, uPVC double glazed window

### KITCHEN

16'5" x 9'1" (max)

Wall and base units with worktops over, space for cooker, extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, vinyl flooring, partly tiled walls, door leading to rear garden, uPVC double glazed bay window

### BATHROOM

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

## FIRST FLOOR

### BEDROOM 1

14'0" x 12'4" (max)

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

11'2" (max) x 9'4"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

7'8" x 7'1"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

WC, wash hand basin with mixer tap, bathtub, vinyl flooring, partly tiled walls, radiator, uPVC double glazed window

## OUTSIDE

To the front of the property is a small courtyard. To the rear of the property is a good sized garden mainly laid to lawn with wooden fence and brick wall surrounds.

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: B

Council Tax Rate: £1,966.81

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

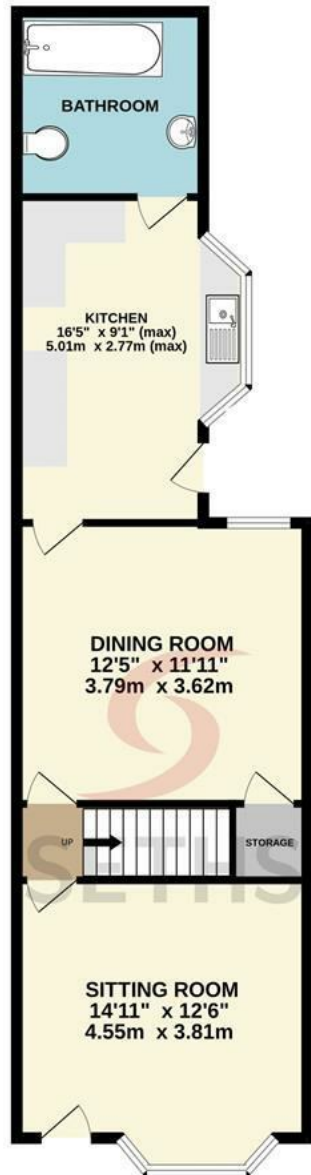
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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

GROUND FLOOR



1ST FLOOR



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[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band

**B**

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>86</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>65</b>                  |           |
| (39-54) <b>E</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.

**SETHS**