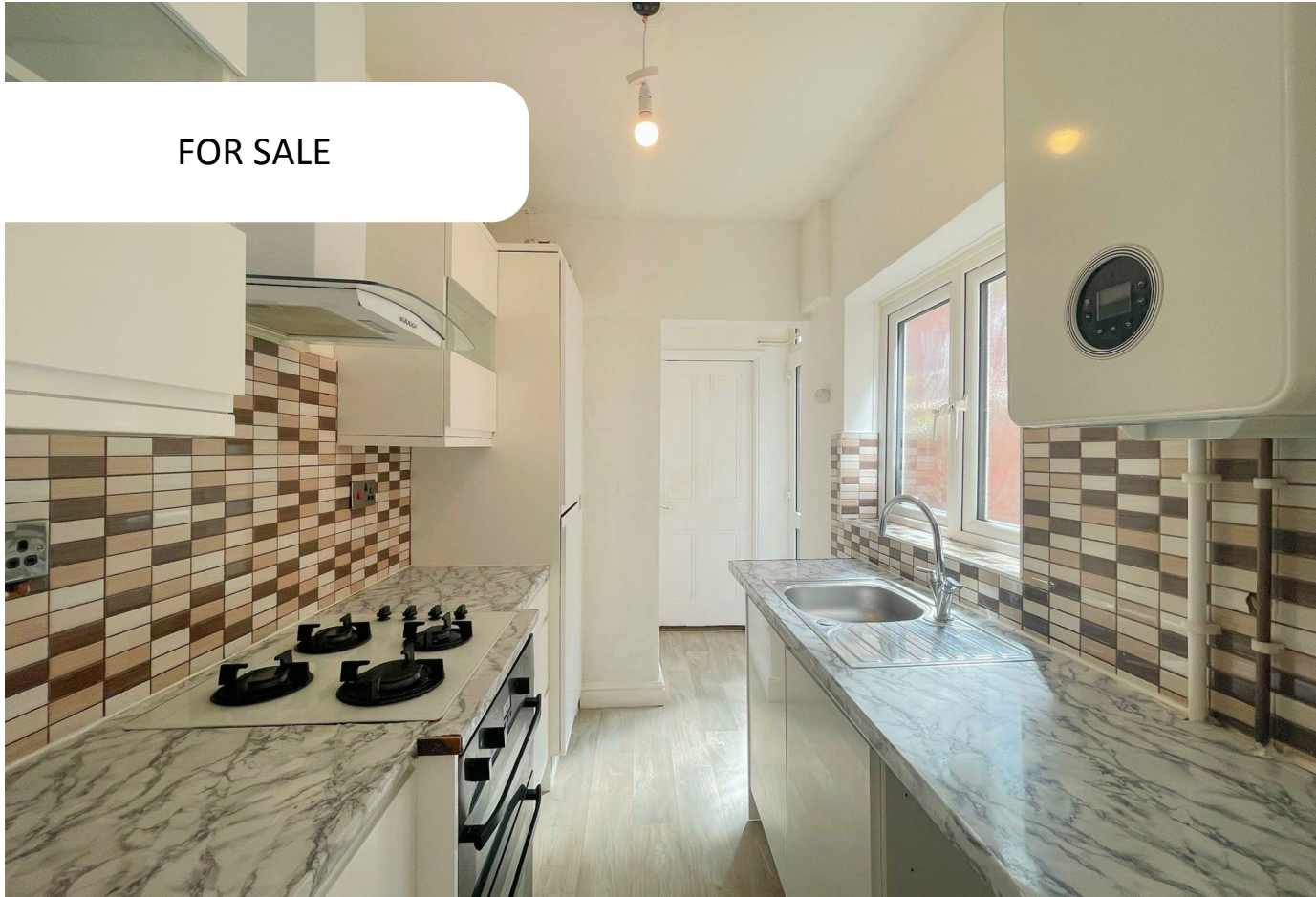


FOR SALE



WHINCHAT ROAD SPINNEY HILLS LEICESTER LE5 3FA

Offers Over

£210,000

FEATURES

- No chain
- Walking distance to schools, shops and places of worship
- Lightly refurbished
- Sitting Room
- Kitchen
- Freehold
- Newly fitted carpets
- Three Bedrooms
- Dining Room
- Shower Room



 **SETHS**

3 Bedroom Mid Terraced House located in Leicester

GROUND FLOOR

SITTING ROOM

10'10" x 10'6"

Carpeted, radiator, uPVC double glazed window

DINING ROOM

10'9" x 10'6"

Carpeted, radiator, understairs storage cupboard, uPVC double glazed window

KITCHEN

11'6" x 6'2"

Wall and base units with worktops over, 4 ring gas hob with extractor hood, built-in oven / grill, sink with mixer tap and drainer, plumbing for washing machine, lino flooring, partly tiled walls, uPVC double glazed window, uPVC double glazed door leading to rear yard

SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, shower cubicle, lino flooring, tiled walls, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

10'10" x 10'6"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 2

10'9" x 7'8"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

7'6" x 5'7"

Carpeted, radiator, uPVC double glazed window

OUTSIDE

Small slabbed yard to rear

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A (Leicester City Council)

Council Tax Rate: £1,605.15

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

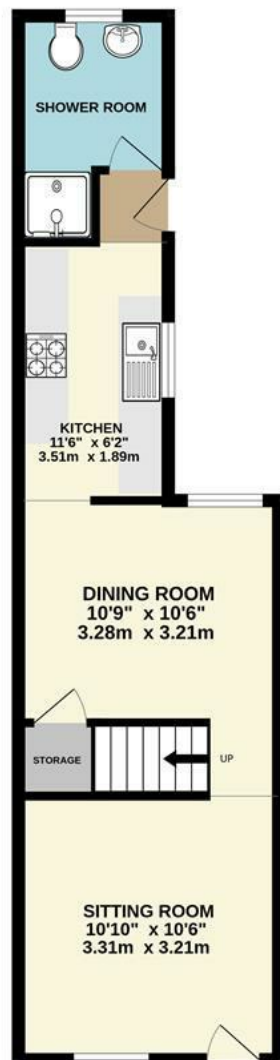
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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

GROUND FLOOR



1ST FLOOR



Call us on

0116 266 9977

info@seths.co.uk

www.seths.co.uk

Council Tax Band

A

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 57 | |
| (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.

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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