

FOR SALE



GROSVENOR CRESCENT OADBY LEICESTER LE2 5FP

Offers Over

£300,000

FEATURES

- No chain
- Sought after location
- 3 Bedrooms
- Through Lounge
- Bathroom
- Well presented throughout
- Semi Detached House
- Corner Plot
- Kitchen
- Conservatory



 **SETHS**

3 Bedroom Semi Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

Tiled flooring, radiator, staircase leading to first floor, uPVC double glazed window

THROUGH LOUNGE

25'6" x 11'7"

Laminate flooring, x3 radiators, uPVC double glazed bay window, uPVC double glazed French doors leading to garden

KITCHEN

8'0" x 6'6"

Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, tiled flooring, partly tiled walls, storage area, uPVC double glazed window, uPVC double glazed door leading to conservatory

CONSERVATORY

13'4" x 5'3"

Lino flooring, radiator, understairs storage cupboard, uPVC double glazed door leading to garden

FIRST FLOOR

BEDROOM 1

12'2" x 11'7"

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

BEDROOM 2

11'7" x 10'8"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

7'5" x 7'0"

Carpeted, radiator, uPVC double glazed window

BATHROOM

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

OUTSIDE

To the front of the property is a garden which features a neat design, with a gravelled surface that provides a practical finish. Small, well kept hedges add a touch of greenery and structure, enhancing the overall appearance. The space is enclosed by wooden fencing, offering both privacy and a defined boundary. A convenient side access runs alongside the property, leading directly to the rear garden. To the rear of the property is a low maintenance garden partly slabbed, partly gravelled with wooden fence 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



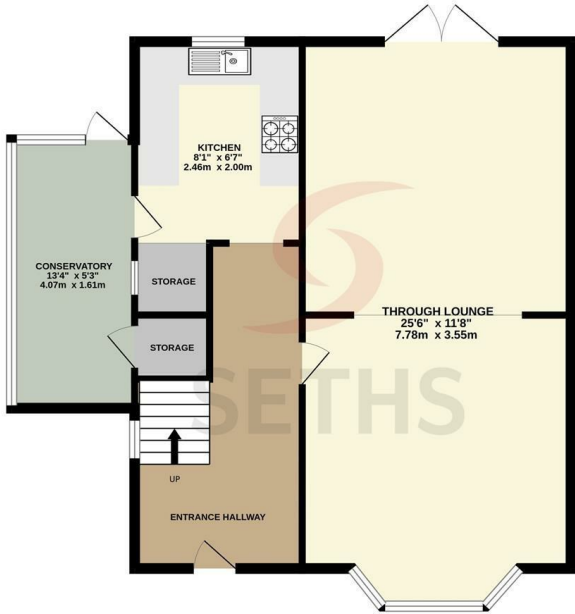
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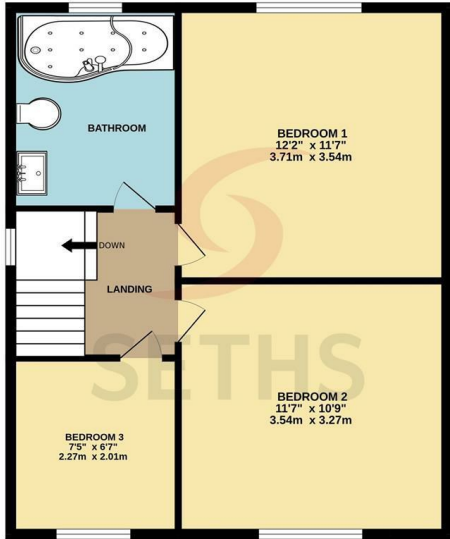
info@seths.co.uk
www.seths.co.uk

Council Tax Band
B

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

