

FOR SALE



# RICHMORE ROAD HAMILTON LEICESTER LE5 1QT

Offers In The Region Of  
**£269,950**

## FEATURES

- No chain
- Popular LE5 location
- Three Bedrooms
- Kitchen
- Bathroom + shower room + WC
- Freehold
- Three storey end town house
- Lounge / Diner
- Off road parking / single garage
- Rear garden



**SETHS**

# 3 Bedroom End Town House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

Laminate flooring, radiator, storage cupboard, staircase leading to first floor

### LOUNGE / DINER

17'2" x 12'6" (max)

Laminate flooring, fireplace, radiator,, storage cupboard, uPVC double glazed walk in bay window with French doors leading to garden

### KITCHEN

12'2" x 6'5"

Wall and base units with worktops over, 5 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for under counter fridge / freezer, vinyl flooring, partly tiled walls, radiator, uPVC double glazed window.

### WC

WC, wash hand basin with vanity units, laminate flooring, partly tiled walls, extractor fan, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 2

12'11" x 10'0"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

12'11" x 6'6"

Carpeted, radiator, x2 uPVC double glazed windows

### BATHROOM

WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap and

shower head, laminate flooring, partly tiled walls, radiator, uPVC double glazed window

## SECOND FLOOR

### BEDROOM 1

12'7" x 9'10"

Carpeted, radiator, access to storage area, uPVC double glazed window

### SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, shower cubicle, laminate flooring, partly tiled walls, radiator, skylight window

## OUTSIDE

To the front of the property is a driveway for one car leading to a single garage with up and over door. To the rear of the property is a good sized garden mainly laid to lawn with wooden fence surrounds.

## 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: Full Fibre Broadband



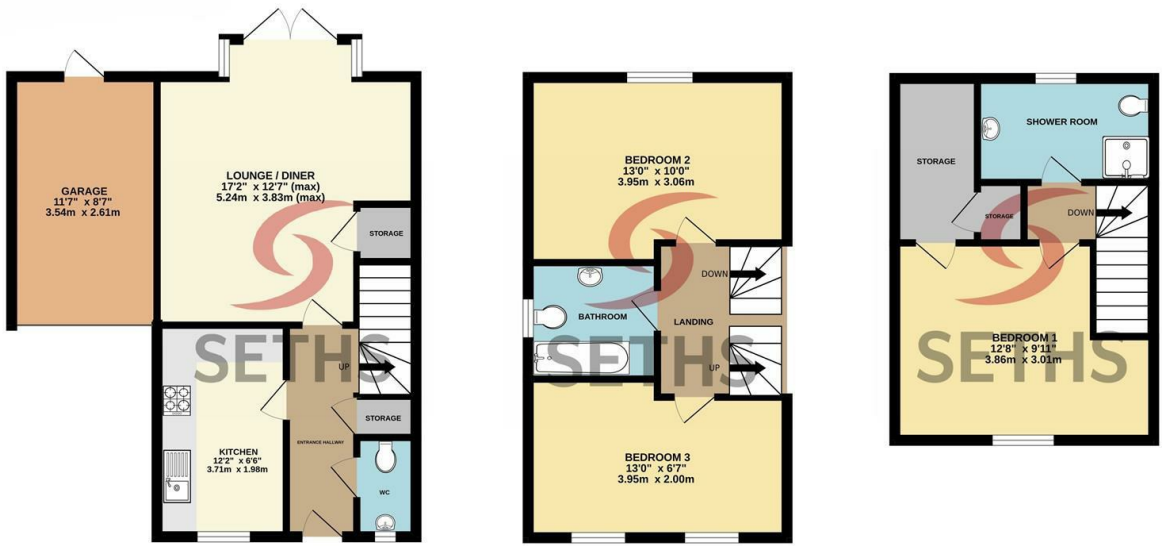


UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

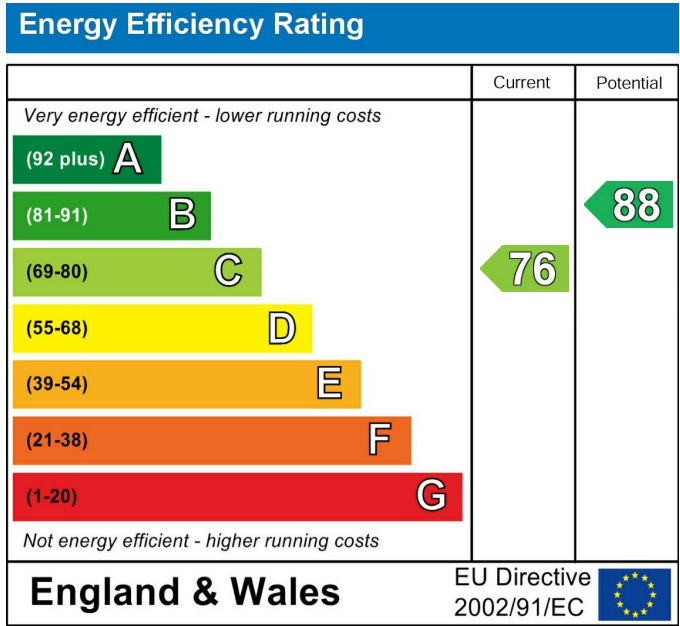
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Council Tax Band  
**C**



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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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.

