

FOR SALE



DANBURY PLACE HUMBERSTONE LEICESTER LE5 0BB

Offers In Excess Of
£225,000

FEATURES

- End Terraced House
- Sought after LE5 location
- Kitchen
- Low maintenance garden
- Utility / WC
- 3 Bedrooms
- Lounge
- Shower Room
- Allocated off road parking for one car
- uPVC double glazing



SETHS

3 Bedroom End Terraced House for Sale in Leicester

GROUND FLOOR

KITCHEN

10'9" x 8'11"

Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, space for fridge/freezer, vinyl flooring, partly tiled walls, radiator, uPVC double glazed window

LOUNGE

13'10" x 13'2"

Vinyl flooring, x2 radiators, staircase leading to first floor, uPVC double glazed window, uPVC double glazed French doors leading to rear garden

UTILITY / WC

3'11" x 3'7"

WC, wash hand basin with mixer tap, plumbing for washing machine, radiator, vinyl flooring, extractor fan, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

13'2" x 8'2"

Laminate flooring, radiator, uPVC double glazed window

BEDROOM 2

8'2" x 6'2"

Laminate flooring, radiator, uPVC double glazed window

BEDROOM 3

8'1" x 6'3"

Laminate flooring, radiator, uPVC double glazed window

SHOWER ROOM

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

OUTSIDE

Low maintenance rear garden mainly laid to lawn with wooden fence surrounds. Also consists of a slabbed patio area with a pergola. There is one allocated parking space for the property situated to the rear.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: A

Council Tax Rate: £1,605.15

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

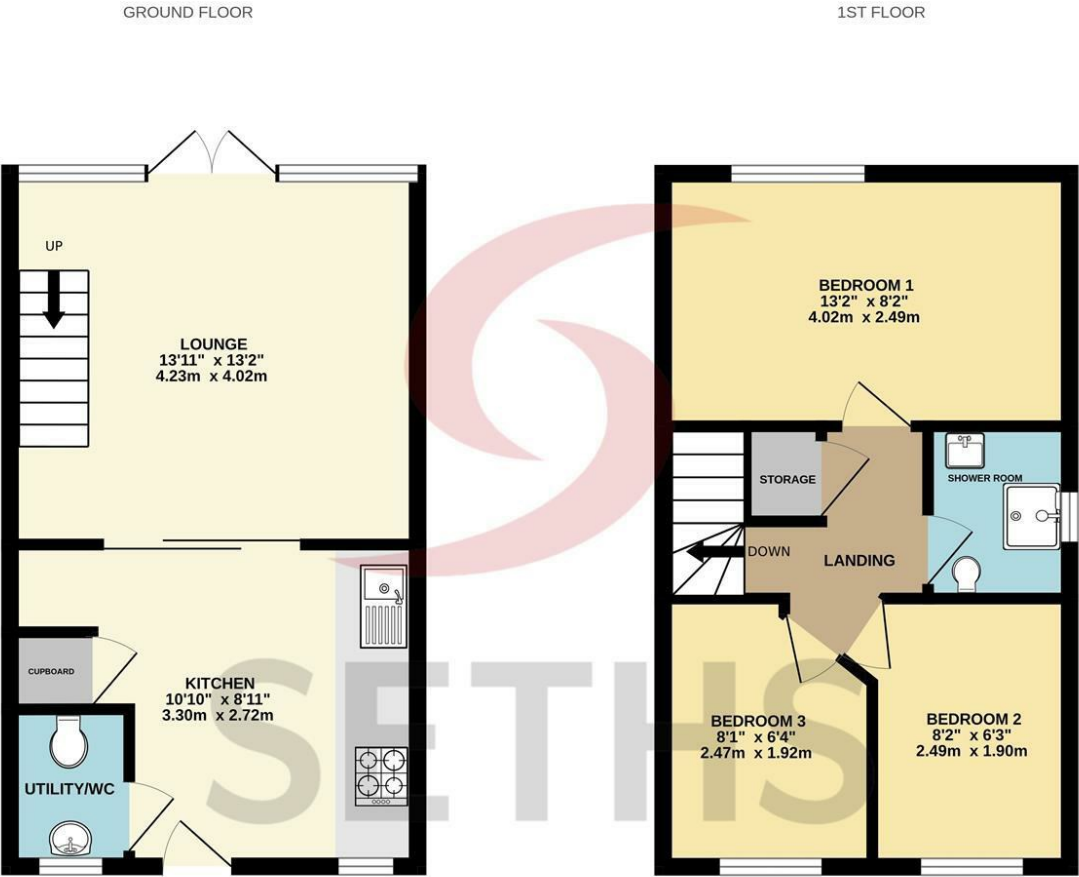


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Council Tax Band
B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	78	
(55-68) D		
(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