

FOR SALE



# WILLOW BROOK ROAD HUMBERSTONE LEICESTER LE5 0FE

## £270,000

### FEATURES

- No chain
- Popular location
- Walking distance to shops and places of worship
- Larger than average terraced house
- Modernisation required throughout
- 3 Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Rear Yard



 **SETHS**

# 3 Bedroom Mid Terraced House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

### SITTING ROOM

11'8" x 10'9"

Carpeted, radiator, uPVC double glazed window

### DINING ROOM

11'8" x 10'9"

Carpeted, radiator, uPVC double glazed window

### KITCHEN

13'1" x 7'1"

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

### SHOWER ROOM

WC, wash hand basin with mixer tap, walk in shower area, lino flooring, partly tiled walls, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

14'9" x 11'3"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

11'6" x 11'3"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

12'7" x 7'1"

Carpeted, radiator, uPVC double glazed window

### OUTSIDE

Slabbed yard to rear with low level brick walls surround.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: A

Council Tax Rate: £1,685.83

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

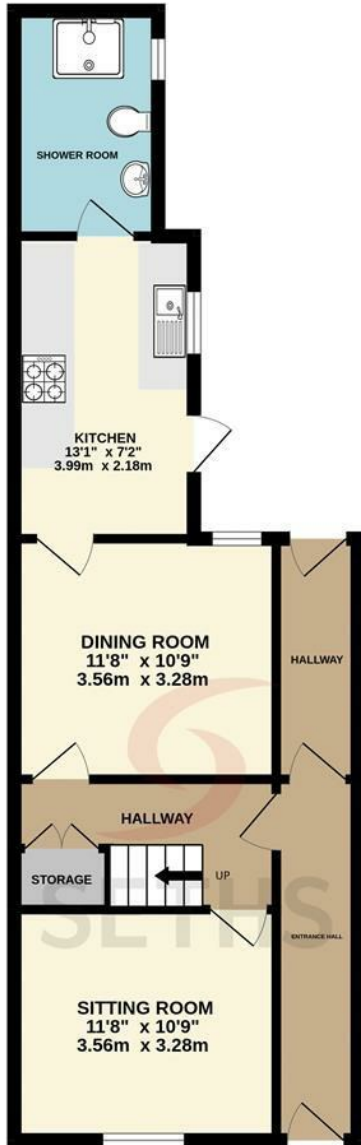
Mains Drainage: Yes

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

