

FOR SALE



BRAMBLE CLOSE HAMILTON LEICESTER LE5 1UB

£229,950

FEATURES

- Two Bedrooms
- Sought after LE5 area
- Potential to extend (stpp)
- Kitchen / Diner
- Driveway + garage
- Semi-detached House
- Perfect for small families / first time buyers
- Lounge
- Family bathroom
- Conservatory



 **SETHS**

2 Bedroom Semi - Detached House located in Leicester

GROUND FLOOR

LOUNGE

13'0" x 10'11"

Laminate flooring, radiator, electric fireplace, understairs storage cupboard, uPVC double glazed window.

KITCHEN / DINER

14'8" x 8'0"

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

CONSERVATORY

14'5" x 9'9"

Tiled flooring, radiator, uPVC double glazed French doors providing access to the garden, uPVC double glazed windows.

FIRST FLOOR

BEDROOM 1

10'11" x 9'2"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 2

11'2" x 7'7"

Carpeted, radiator, uPVC double glazed window.

BATHROOM

WC, wash hand basin with mixer tap and vanity unit, bathtub with mixer tap, vinyl flooring, tiled walls, towel radiator, extractor fan, uPVC double glazed window.

OUTSIDE

Good sized rear garden mainly gravelled with wooden fence surrounds. There is the added benefit of a slabbed area ideal for outdoor dining. The property also has space to the side of the property providing the option to extend (stpp)

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: B

Council Tax Rate: £1,966.81

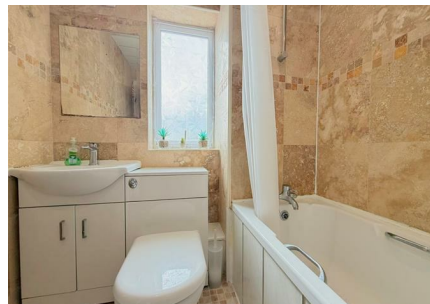
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



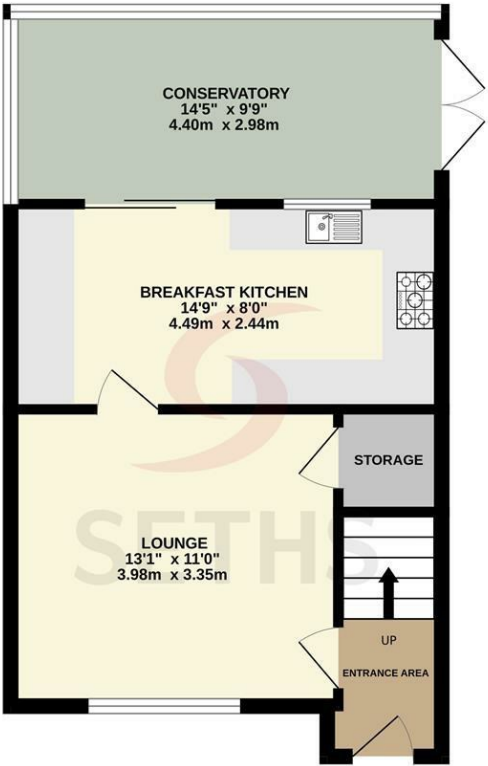
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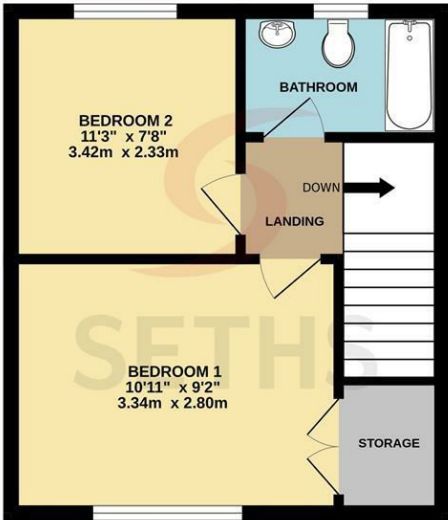
info@seths.co.uk
www.seths.co.uk

Council Tax Band
B

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(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.

