

FOR SALE



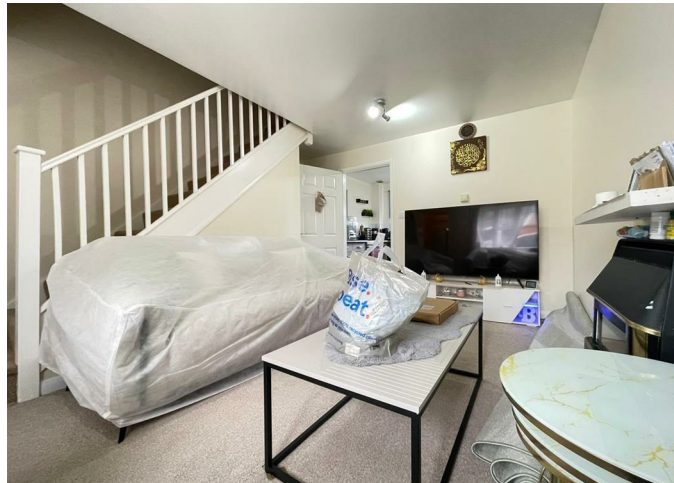
**BURDOCK CLOSE
HAMILTON
LEICESTER
LE5 1UJ**

Offers Over

£210,000

FEATURES

- No chain
- Two Bedrooms
- Lounge
- Bathroom
- uPVC double glazing
- Freehold
- Driveway for two cars
- Kitchen
- Gas central heating
- Rear garden



SETHS

2 Bedroom Semi Detached House for sale in Leicester

GROUND FLOOR

PORCH

LOUNGE

15'3" x 12'0"

Carpeted, radiator, fireplace, staircase leading to first floor, understairs storage cupboard, uPVC double glazed window

KITCHEN

12'0" x 8'8"

Wall and base units with worktops over, space for freestanding cooker, sink with mixer tap and drainer, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, vinyl flooring, partly tiled walls, radiator, uPVC double glazed window, uPVC double glazed door to rear garden

FIRST FLOOR

BEDROOM 1

12'5" x 8'7"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

8'2" x 6'9"

Carpeted, radiator, uPVC double glazed window

BATHROOM

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

OUTSIDE

To the front of the property is a driveway with off road parking space for 2 cars. To

the rear of the property is a good size garden partly slabbed partly laid to lawn with wooden fence surrounds.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: B

Council Tax Rate: £1,966.81

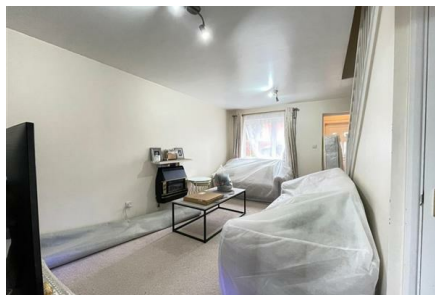
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

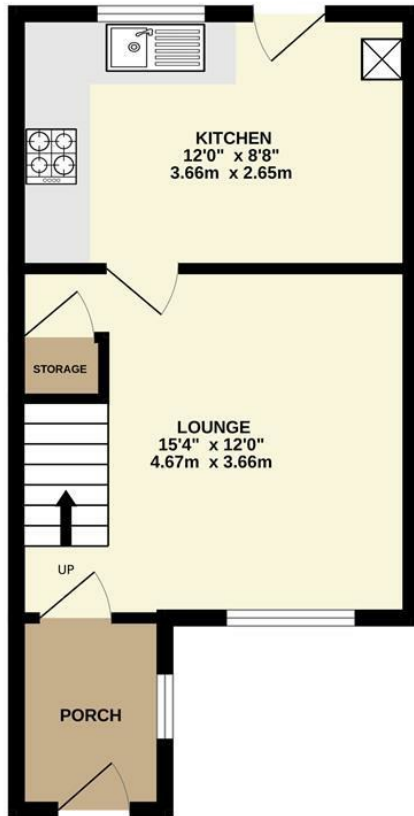
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

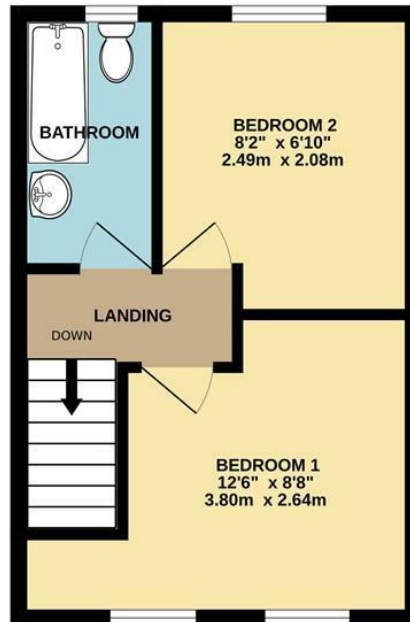


UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND FLOOR



1ST FLOOR



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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Council Tax Band

B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(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.

