

FREEHOLD



House - Terraced

**WILLOW BROOK
ROAD
HUMBERSTONE
LEICESTER
LE5 0FE**

£250,000

FEATURES

- No chain
- Popular location
- Three bedrooms
- Dining Room
- Freehold
- Walking distance to schools, shops and places of worship
- Sitting Room
- Kitchen with utility room



SETHS

3 Bedroom House - Terraced located in Leicester

GROUND FLOOR

SITTING ROOM

12'5" x 11'2"

Carpeted, radiator, gas fireplace, uPVC double glazed window

DINING ROOM

12'0" x 11'2" (max)

Carpeted, radiator, understairs storage cupboard, uPVC double glazed window

KITCHEN

13'0" x 6'10"

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

UTILITY ROOM

10'11" (max) x 7'7"

Tiled flooring, radiator, uPVC double glazed window

WC

WC, wash hand basin with splashback tiles, extractor fan

FIRST FLOOR

BEDROOM 1

12'8" (max) x 12'0"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

12'1" x 9'10"

Vinyl flooring, radiator, storage space, uPVC double glazed window

BEDROOM 3

6'11" x 6'7"

Carpeted, radiator, uPVC double glazed window

BATHROOM

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

OUTSIDE

A good sized slabbed yard to the rear with low level brick walls surround.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A (Leicester City Council)

Council Tax Rate: £1,685.83

Mains Gas: Yes

Mains Electricity: Yes

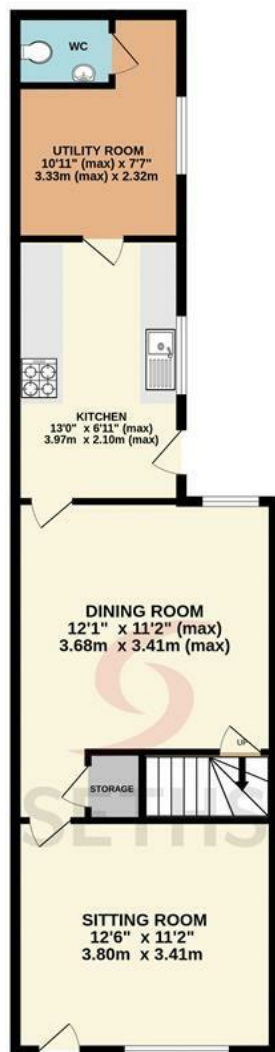
Mains Water: Yes

Mains Drainage: Yes

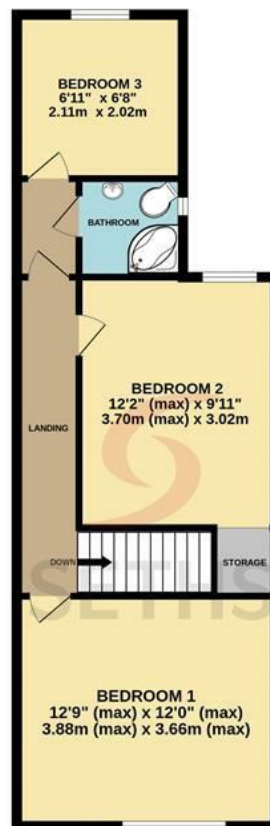
Broadband availability: Full Fibre Broadband



GROUND FLOOR



1ST FLOOR



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Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(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.