LEASEHOLD







Bungalow - Semi Detached (EPC Rating: D)

COTTON CLOSE, LEICESTER, LE4 7SW

Offers Over

£185,000

SETHS

2 1 1 D

2 Bedroom Bungalow - Semi Detached located in Leicester

***** TWO BEDROOMS - RUSHEY MEAD - LEASEHOLD - OFF ROAD PARKING - NO ONWARD CHAIN *****

Seths Estate Agents are pleased to bring to market this two-bedroom leasehold bungalow located on Cotton Close in the popular residential area of Rushey Mead, Leicester. Offered to the market with no onward chain, this property is available to residents aged 55 and over only, making it an ideal opportunity for downsizers.

To the rear, the property features a garden with a slabbed patio area and a lawned area, enclosed by a wooden perimeter, with a metal gate providing access to the front.

Internally, the accommodation is arranged on one level and comprises an entrance hall with storage, a generous lounge, a kitchen with dining area and access to the rear garden, two bedrooms, and a bathroom with loft access.

The following leasehold information is provided for prospective purchasers:

Lease: 125 years from 1989
Lease remaining: 88 years
Service charge: £110 per month

Contact Seths Estate Agents 0116 266 9977.

GROUND FLOOR

ENTRANCE HALL
9'10" x 6'9"
Vinyl flooring, electric radiator, two storage cupboards. Provides access to all ground floor rooms.

LOUNGE
17'7" x 10'8"
Laminate flooring, two electric radiators, double-glazed window to the front aspect, double-glazed window to the side aspect.

KITCHEN
11'4" x 8'7"
Vinyl flooring, electric radiator, dining area, base and high-level units, stainless steel sink, space and plumbing for washing machine, space for cooker, space for large fridge freezer, partially tiled walls, double-glazed window. uPVC door providing access to the garden.

BEDROOM ONE
10'11" x 10'2"
Carpeted flooring, electric radiator, built-in storage cupboard, dressing table, double-glazed window to the rear aspect.

BEDROOM TWO
10'4" x 7'1"
Carpeted flooring, electric radiator, double-glazed window to the front aspect.

BATHROOM
7'10" x 7'0"
Carpeted flooring, electric radiator, partially tiled walls, panelled bath with electric shower, wash hand basin, WC, window to the rear aspect, loft hatch.

OUTSIDE
To the rear, the property features a garden with a slabbed patio area and a grass lawn, secluded by a wooden perimeter. A metal gate provides access to the front of the property.

LEASEHOLD
Lease: 125 years from 1989
Lease remaining: 88 years
Service charge: £110 per month

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION
Tenure: Leasehold
EPC rating: D
Council Tax Band: B (Leicester)

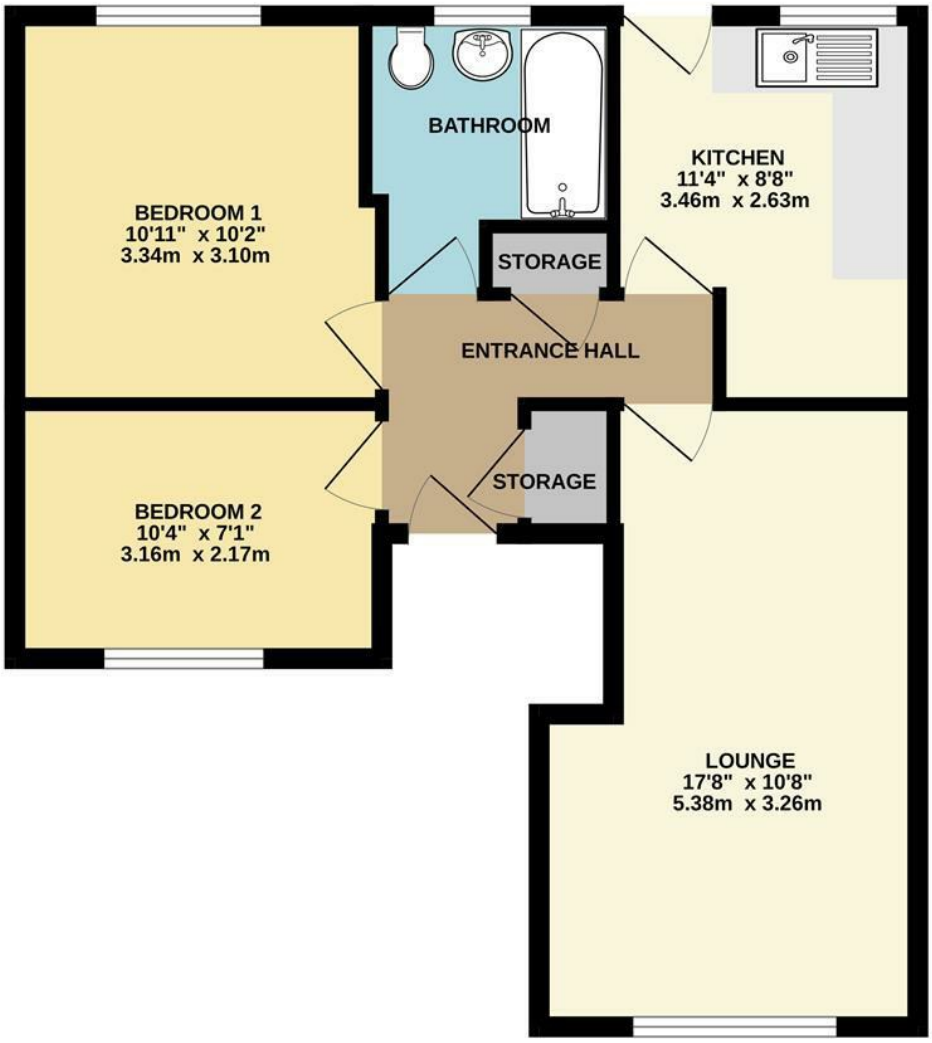


Council Tax Rate: £1,966.81
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband





GROUND FLOOR

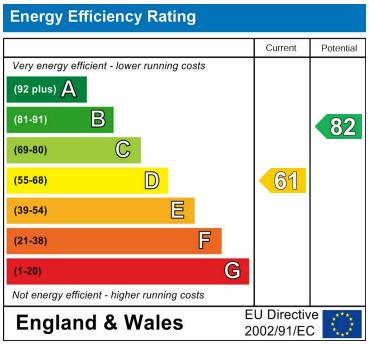


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

C

Energy Performance Graph



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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