

FOR SALE



HEYBRIDGE ROAD
HUMBERSTONE
LEICESTER
LE5 0AP

£280,000

FEATURES

- No chain
- Semi - Detached House
- Lounge / Diner
- Family bathroom + WC
- Low maintenance rear garden
- Newly fitted carpets
- 3 Bedrooms inc an ensuite
- Kitchen
- Rear garage + driveway
- Gas central heating



 SETHS

3 Bedroom Semi Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE / DINER

15'7" x 13'6"

Carpeted, radiator, uPVC double glazed window, uPVC French doors leading to rear garden

KITCHEN

11'8" x 9'3"

Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, washing machine, dishwasher, fridge/freezer, tiled flooring, partly tiled walls, uPVC double glazed window

WC

WC, wash hand basin with splashback tiles, tiled flooring, extractor fan, radiator

FIRST FLOOR

BEDROOM 1

11'1" x 9'1"

Carpeted, radiator, storage cupboard, uPVC double glazed window

ENSUITE

WC, wash hand basin, shower cubicle, vinyl flooring, partly tiled walls, extractor fan.

BEDROOM 2

9'10" x 9'8"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

7'1" x 6'5"

Carpeted, radiator, uPVC double glazed window

BATHROOM

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

OUTSIDE

To the rear of the property is a low maintenance garden mainly laid to lawn with wooden fence surrounds. There is also access to a single garage with a driveway for another vehicle.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: C

Council Tax Rate: £2,140.20

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre to the Cabinet Broadband



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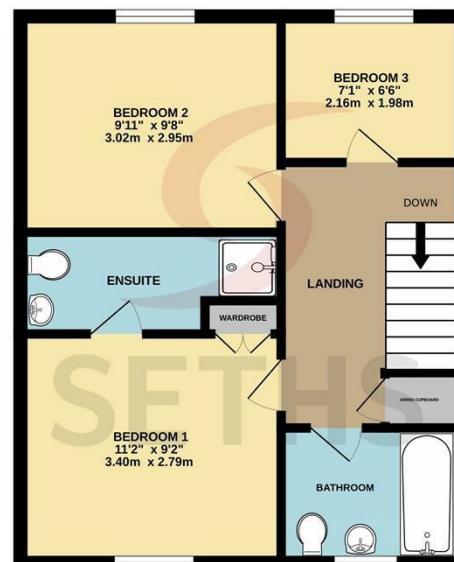
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GROUND FLOOR



1ST FLOOR



Council Tax Band

C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		76
(69-80) C		
(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	

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other fixtures are approximate and no responsibility is taken for any error, omission or inaccuracy. These plans are for guidance 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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