

FOR SALE



CHURCHILL STREET,  
HIGHFIELDS,  
LEICESTER,  
LE2 1FH

£210,000

FEATURES

- Freehold
- Sought after location
- No chain
- Sitting Room
- Kitchen with Utility area
- Mid Terraced House
- Walking distance to many local amenities
- Two Bedrooms
- Dining Room
- Bathroom



SETHS

# TWO BEDROOM MID TERRACED HOUSE LOCATED IN HIGHFIELDS

## GROUND FLOOR

### SITTING ROOM

11'8" x 10'8"

Carpeted, radiator, window to front aspect

### DINING ROOM

12'1" x 10'8"

Carpeted, radiator, window to rear aspect

### KITCHEN / UTILITY

19'7" x 6'2"

Wall and base units with worktops over, sink with mixer tap and drainer, space for cooker, tiled flooring, partly tiled walls, X2 uPVC double glazed windows, uPVC double doors leading to the yard

## FIRST FLOOR

### BEDROOM 1

11'8" x 10'9"

Carpeted, radiator, storage cupboard, window to front aspect

### BEDROOM 2

12'2" x 6'2"

Carpeted, radiator, window to the rear aspect.

### BATHROOM

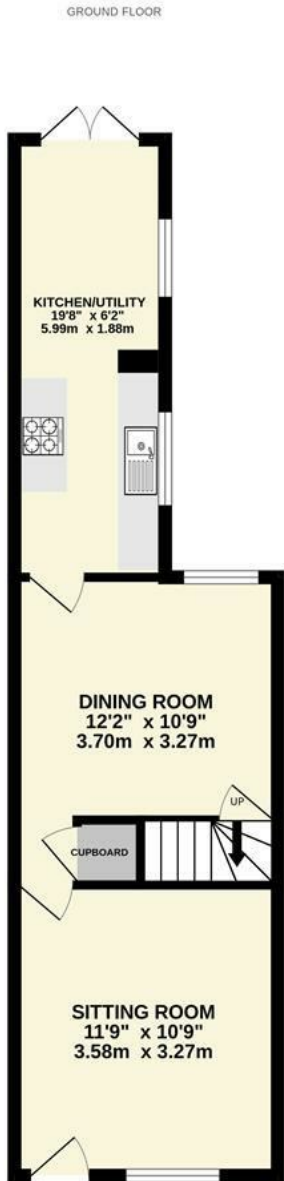
WC, wash hand basin with mixer tap, bathtub with mixer tap and shower over, laminate flooring, partly tiled walls, towel radiator, airing cupboard, window facing the rear aspect

### OUTSIDE

Slabbed yard with brick walls surround

### COUNCIL TAX BAND - A





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  
**A**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

