

FOR SALE

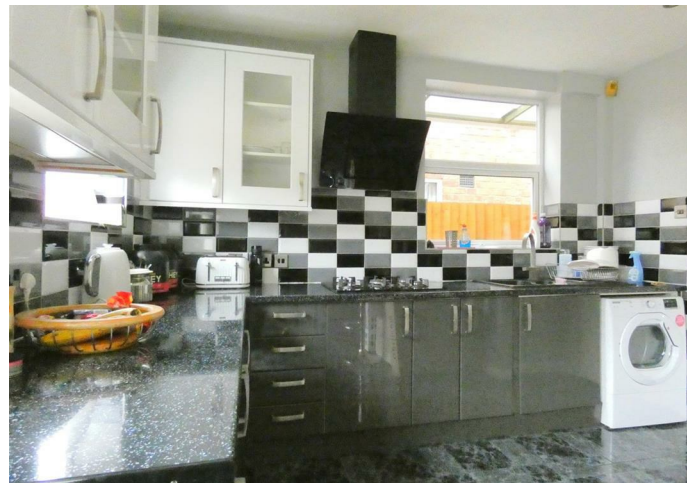


AVERIL ROAD
HUMBERSTONE
LEICESTER
LE5 2DA

£259,000

FEATURES

- No Chain
- Semi Detached
- Close to shops, schools and amenities
- Modern kitchen / diner
- Off road parking
- Freehold
- Perfect for first time buyers
- 3 bedrooms
- Office / Study
- Spacious garden



 **SETHS**

3 Bedroom Semi-Detached House for sale in Humberstone

GROUND FLOOR

ENTRANCE HALLWAY

Tiled flooring, radiator, understairs storage cupboard, staircase to first floor

LIVING ROOM

17'8" x 10'10"

Carpeted, radiator, uPVC double glazed bay window facing front aspect

KITCHEN / DINER

16'0" x 11'8"

Wall and base units with worktops over, 5 ring gas hob with built-in oven and extractor hood, sink with drainer and mixer tap, plumbing for washing machine, space for fridge / freezer, radiator, tiled flooring, partly tiled walls, uPVC double glazed window facing the rear and side aspect, uPVC patio doors leading to rear garden.

FIRST FLOOR

BEDROOM 2

11'11" x 10'10"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window facing front aspect

BEDROOM 3

8'11" x 8'7"

Carpeted, radiator, understairs storage cupboard, uPVC double glazed window facing rear aspect

OFFICE / STUDY

6'8" x 4'1"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window facing the rear aspect

SHOWER ROOM

Wash hand basin with mixer tap, shower cubicle, towel radiator, tiled flooring, tiled walls, extractor fan, uPVC double glazed window facing the front aspect

WC

WC, wash hand basin with mixer tap, tiled flooring, uPVC double glazed window facing side aspect

SECOND FLOOR

BEDROOM 1

15'0" x 11'4"

Carpeted, radiator, x2 skylight windows facing rear and front aspects

OUTSIDE

To the front of the property is a paved driveway. To the rear of the property is a spacious garden, mainly slabbed with a patio area ideal for outdoor get togethers. The garden also benefits from a storage shed and is secluded with wooden fence surrounds.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: B

Council Tax Rate: £1,783.06

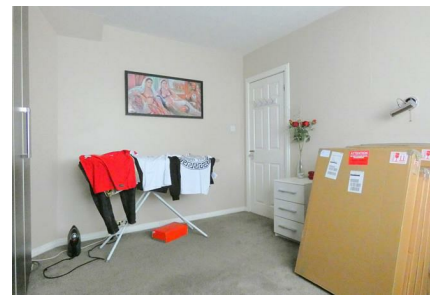
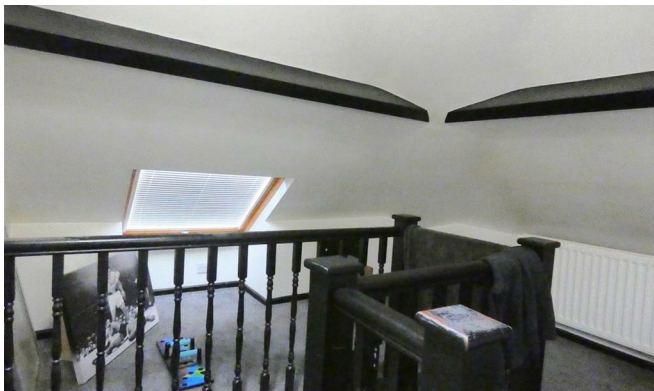
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband

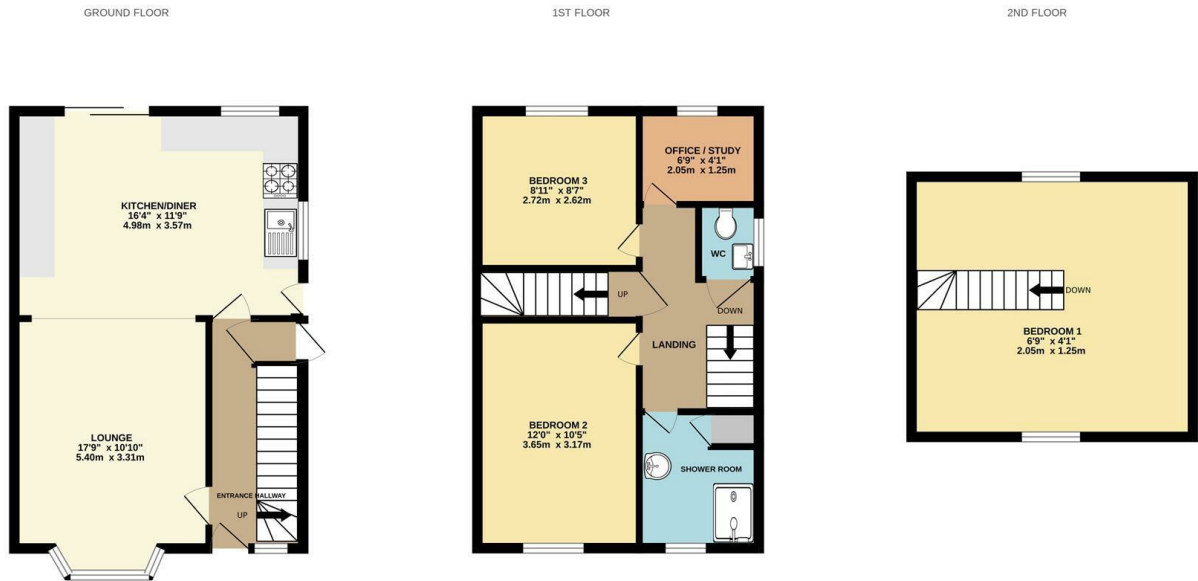


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Council Tax Band
B



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(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.

