

FOR SALE



# HERSCHELL STREET STONEYGATE LEICESTER LE2 1LE

£220,000

## FEATURES

- No chain
- Popular location
- 3 Bedrooms
- Dining Room
- Bathroom with separate WC
- Freehold
- Walking distance to schools, shops and places of worship
- Sitting Room
- Kitchen
- Gas central heating



 **SETHS**

# 3 Bedroom End Terraced House for sale in Stoneygate

## GROUND FLOOR

### SITTING ROOM

11'6" x 10'5"

Laminate flooring, radiator, uPVC double glazed window

### DINING ROOM

11'7" x 10'5"

Laminate flooring, radiator, understairs storage cupboard, uPVC double glazed window

### KITCHEN

12'2" x 6'4"

Wall and base units with worktops over, space for cooker, sink with mixer tap and drainer, plumbing for washing machine, laminate flooring, partly tiled walls, radiator, uPVC double glazed window

### LOBBY

uPVC double glazed door to rear yard

### WC

WC, lino flooring, uPVC double glazed window

### BATHROOM

Wash hand basin, bathtub, partly tiled walls, lino flooring, radiator, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

11'6" x 10'6"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

11'6" x 7'7"

Carpeted, radiator, storage cupboard, uPVC double glazed window, small single glazed window looking into hallway

### BEDROOM 3

12'2" x 6'4"

Carpeted, radiator, uPVC double glazed window

### OUTSIDE

Small, narrow slabbed yard to rear

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: A

Council Tax Rate: £1,605

Mains Gas: Yes

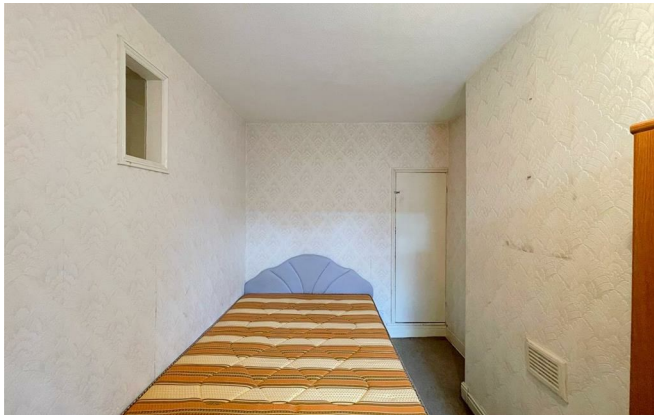
Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband





GROUND FLOOR



1ST 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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Call us on

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Council Tax Band

**A**



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.

