

FOR SALE



# BUXTON STREET HIGHFIELDS LEICESTER LE2 0FH

## £210,000

### FEATURES

- No chain
- Sought after location
- Modernisation required
- Sitting Room
- Kitchen
- Freehold
- Close to places of worship and local amenities
- Two Bedrooms
- Dining Room
- Bathroom



 **SETHS**

# 2 Bedroom Mid Terraced House located in Highfields

## GROUND FLOOR

### SITTING ROOM

11'5" x 10'11"

Carpeted, radiator, single glazed window

### DINING ROOM

11'11" x 10'11"

Carpeted, radiator, under-stairs storage cupboard, single glazed window

### KITCHEN

13'2" x 6'11" (max)

Wall and base units with worktops over, 4 ring gas hob, sink with mixer tap and drainer, radiator, plumbing for washing machine, lino flooring, x3 single glazed windows

## FIRST FLOOR

### BEDROOM 1

12'7" x 11'11"

Carpeted, radiator, single glazed window

### BEDROOM 2

12'0" x 9'6"

Carpeted, radiator, single glazed window

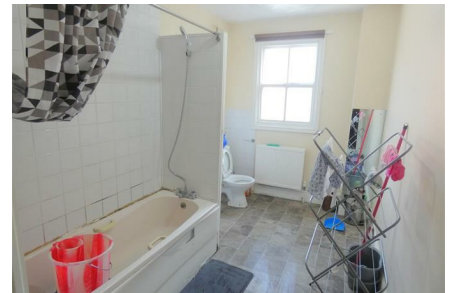
### BATHROOM

WC, wash hand basin, bathtub, lino flooring, partly tiled walls, extractor fan, single glazed window

### OUTSIDE

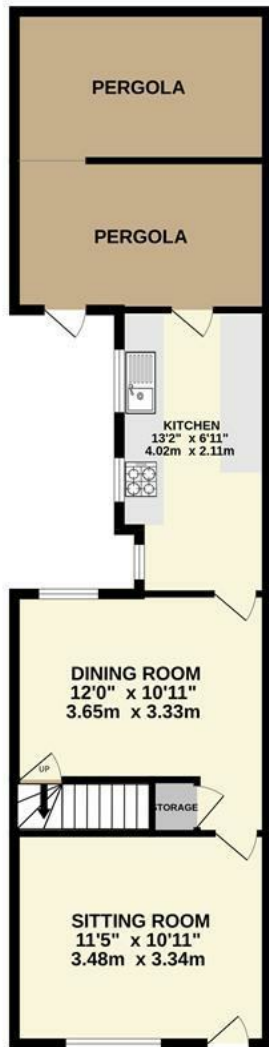
Pergola with access to small slabbed yard

### COUNCIL TAX BAND - A



BELGRAVE OFFICE SALES | 20 LOUGHBOROUGH ROAD, LEICESTER, LE4 5LD

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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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>	<b>54</b>	
(39-54) <b>E</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.

