

FOR SALE



THURLBY ROAD
OFF GREEN LANE ROAD
LEICESTER
LE5 3PE

£255,000

FEATURES

- No chain
- Mid Terraced House
- Walking distance to shops, schools and places of worship
- Through Lounge
- Downstairs bathroom + upstairs shower room
- Freehold
- Sought after location
- Three Bedrooms
- Extended Kitchen
- Gas central heating



 **SETHS**

3 Bedroom Mid Terraced House for sale in Leicester

GROUND FLOOR

THROUGH LOUNGE

25'10" x 10'7"

Carpeted, x2 radiators, x2 uPVC double glazed windows

KITCHEN

18'11" x 5'8"

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

LOBBY

Door to rear yard

BATHROOM

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

FIRST FLOOR

BEDROOM 1

12'2" x 10'9"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 2

11'3" x 9'3"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 3

7'4" x 5'10"

Carpeted, radiator, uPVC double glazed window

SHOWER ROOM

WC, wash hand basin with mixer tap, shower cubicle, lino flooring, tiled walls, extractor fan

OUTSIDE

Small yard to the rear with brick walls surround

ADDITIONAL INFO

Tenure: Freehold

EPC rating: G

Council Tax Band: A

Council Tax Rate: £1,457.01

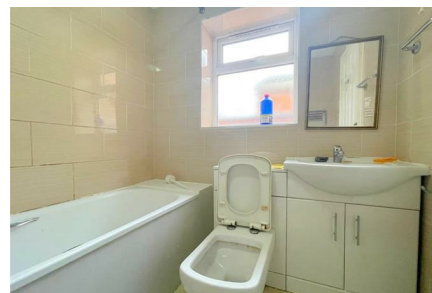
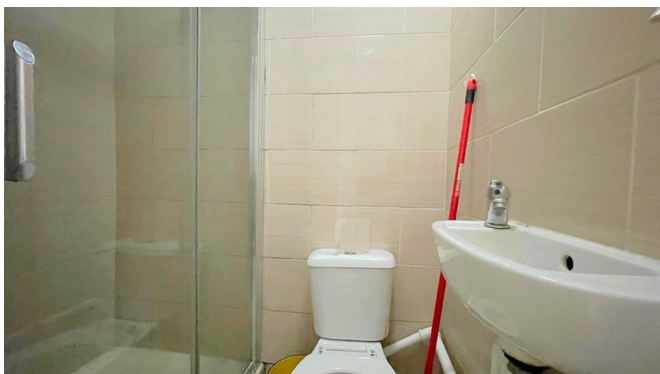
Mains Gas: Yes

Mains Electricity: Yes

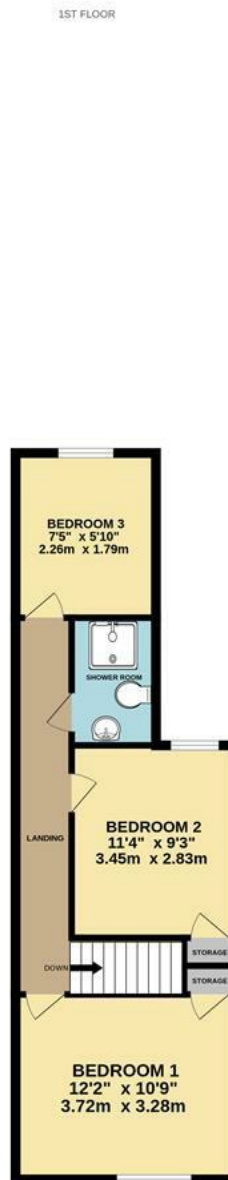
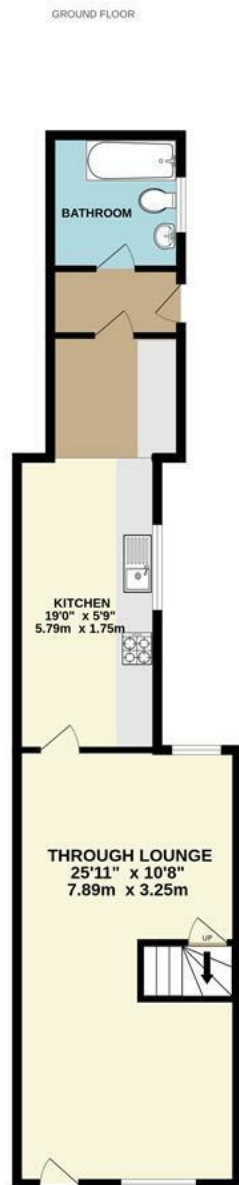
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG



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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	26
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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