

FOR SALE



**RADSTONE WALK
ROWLATTS HILL
LEICESTER
LE5 4UJ**

£200,000

FEATURES

- No chain
- 3 bedrooms
- Perfect for investors and first time buyers
- Sought after location
- Spacious lounge
- Freehold
- Modernisation required throughout
- Downstairs WC + family bathroom
- Walking distance to places of worship and local amenities
- Porch



SETHS

3 Bedroom Mid Terraced House for sale in Leicester

GROUND FLOOR

PORCH

LOUNGE

21'4" x 9'3"

Carpeted, radiator, x2 uPVC double glazed windows

KITCHEN

9'9" x 8'9"

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

WC

WC, wash hand basin with splashback tiles, lino flooring, partly tiled walls, lino flooring, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

11'5" x 10'9"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 2

9'10" x 9'6"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

8'9" x 6'9"

Carpeted, radiator, storage cupboard, uPVC double glazed window

SHOWER ROOM

WC, wash basin, shower cubicle, tiled flooring. tiled walls, radiator, uPVC double glazed window

OUTSIDE

To the rear of the property is a slabbed yard with wooden fence surround.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: A (Leicester City Council)

Council Tax Rate: £1,528.34

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband

NOTE

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.



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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(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.

SETHS