BRAMALL ROAD
HUMBERSTONE
LEICESTER
LE5 0PF

Offers Over

£265,000

FEATURES

- Freehold
- Parking space for small car
- 3 Bedrooms
- Dining Room
- Family Bathroom
- End Terraced House
- Sought after location
- Lounge
- Kitchen
- Rear yard

3 1 2 D

SETHS

3 Bedroom End Terraced House for sale in Leicester

GROUND FLOOR

ENTRANCE AREA

LOUNGE
11'9" x 11'0"
Laminate flooring, radiator, meter cupboard, uPVC double glazed bay window

DINING ROOM
12'7" x 11'11"
Laminate flooring, radiator, uPVC double glazed window

KITCHEN
8'11" x 6'11"
Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, integrated dishwasher, tiled flooring, partly tiled walls, radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 1
11'1" x 8'11"
Carpeted, radiator, fitted cupboards, uPVC double glazed window

BEDROOM 2
8'11" x 7'2"
Carpeted, radiator, uPVC double glazed window

BEDROOM 3
9'4" x 6'11"
Carpeted, radiator, uPVC double glazed window

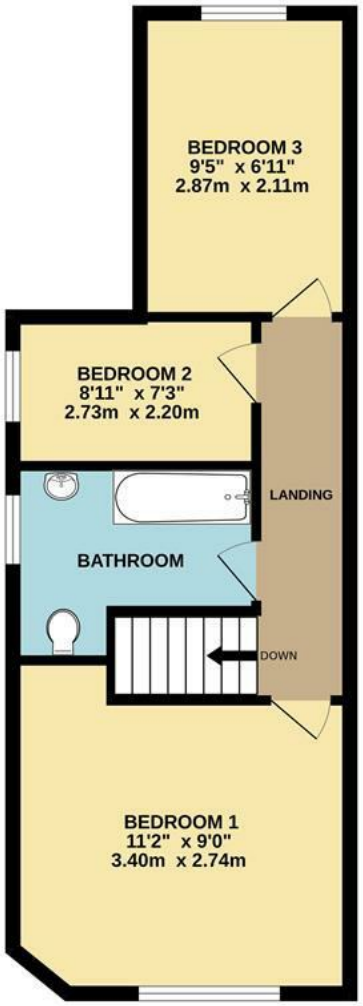
BATHROOM
WC, wash hand basin with mixer tap and vanity units, bathtub with shower over head, towel radiator, tiled flooring, tiled walls, extractor fan, uPVC double glazed window

OUTSIDE
To the side of the property there is potential parking space for one small car. To the rear of the property is a rear yard with wooden fence surround. There is the added benefit of an outside WC.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: D
Council Tax Band: A
Council Tax Rate: £1,528.34
Mains Gas: No
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: 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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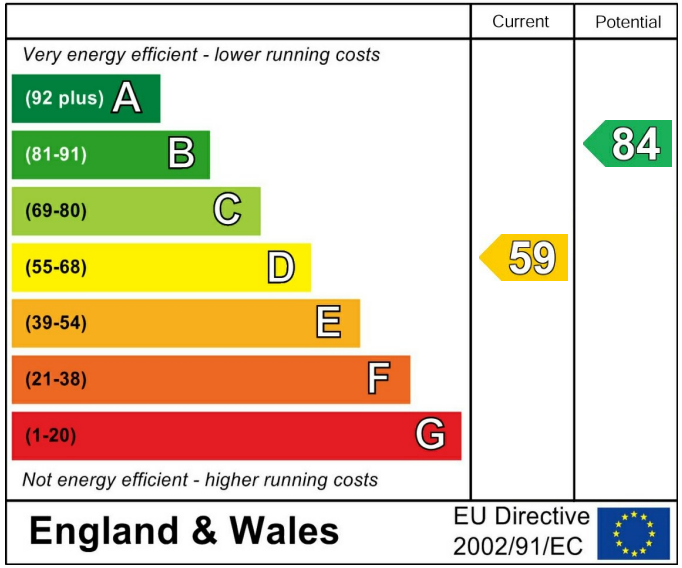
Council Tax Band

A

Energy Efficiency Rating



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