

FOR SALE



# HAZEL STREET BEDE ISLAND LEICESTER LE2 7JN

## £210,000

### FEATURES

- No Chain
- 3 Bedrooms
- Perfect for first time buyers and investors
- Spacious back garden
- Potential rental = £1000 - £1200 subject to condition
- Freehold
- Mid Terraced
- Close to both universities, local amenities, and Leicester City Centre
- Potential to extend (STPP)
- uPVC double glazed windows



**SETHS**

# 3 Bedroom Mid Terraced House for sale in Leicester

## ENTRANCE HALL

Carpeted, radiator

## LIVING ROOM

12'1" x 11'10"

Carpeted, radiator, uPVC double glazed window

## SITTING ROOM / BEDROOM 4

12'0" x 11'5"

Carpeted, radiator, uPVC double glazed window

## KITCHEN

10'6" x 7'8"

Wall and base units with worktops over, space for 4 ring gas hob and oven, extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, lino flooring, uPVC double glazed door leading to garden, uPVC double glazed window

## BATHROOM

WC, wash hand basin with mixer tap, corner bathtub, extractor fan, lino flooring, tiled walls, radiator, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

15'5" x 12'0"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

### BEDROOM 2

12'2" x 11'3"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

10'2" x 7'10"

Carpeted, radiator, uPVC double glazed window

## GARDEN

To the rear of the property, there is a large shed with communal access to the alleyway

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: A

Council Tax Rate: £1,528.34

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband





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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                                   |                            |                                                                                       |
| (69-80) C                                   |                            | 74                                                                                    |
| (55-68) D                                   |                            |                                                                                       |
| (39-54) E                                   | 52                         |                                                                                       |
| (21-38) F                                   |                            |                                                                                       |
| (1-20) G                                    |                            |                                                                                       |
| Not energy efficient - higher running costs |                            |                                                                                       |
| England & Wales                             | EU Directive<br>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**

BASEMENT

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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