

FOR SALE



FAIRFIELD STREET
HIGHFIELDS
LEICESTER
LE5 5BH

£250,000

FEATURES

- Freehold
- Close distance to schools, shops and places of worship
- Mid Terraced House
- Dining Room
- Bathroom + WC
- Popular location
- Three Bedrooms
- Sitting Room
- Modern Kitchen
- uPVC double glazing



 **SETHS**

3 Bedroom Mid Terraced House for sale in Highfields

GROUND FLOOR

SITTING ROOM

11'9" x 10'7"

Carpeted, radiator, uPVC double glazed window

DINING ROOM

14'9" (max) x 10'7"

Carpeted, radiator, understairs storage cupboard, uPVC double glazed window

KITCHEN

10'2" x 7'1"

Wall and base units with worktops over, 4 ring gas hob with built-in oven / grill and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, integrated fridge / freezer, integrated dishwasher, lino flooring, partly clad walls, radiator, x2 uPVC double glazed windows

LOBBY

BATHROOM

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

FIRST FLOOR

BEDROOM 1

12'4" x 12'0"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 2

9'10" x 9'4"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 3

9'8" x 7'1"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

WC

WC, wash hand basin with mixer tap, tiled flooring, partly tiled walls, uPVC double glazed window

OUTSIDE

Small slabbed yard to rear with brick walls surround.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1605

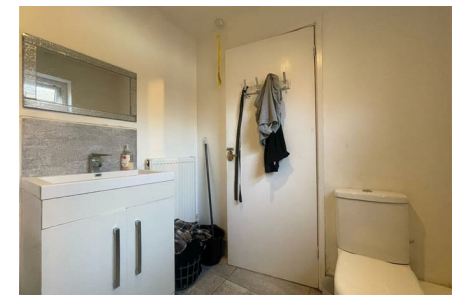
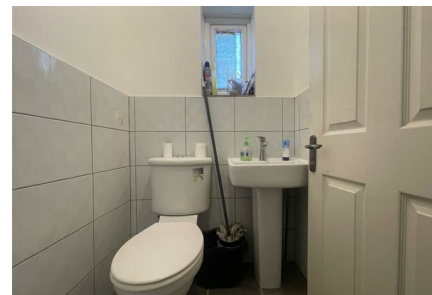
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

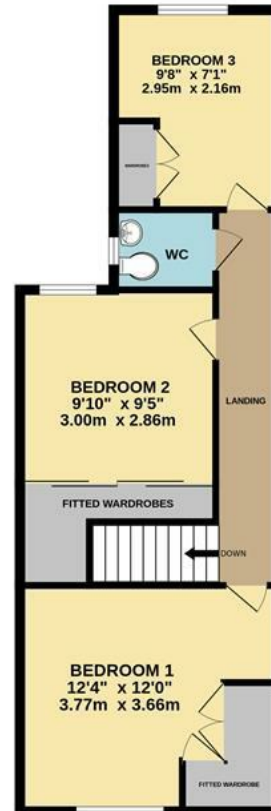
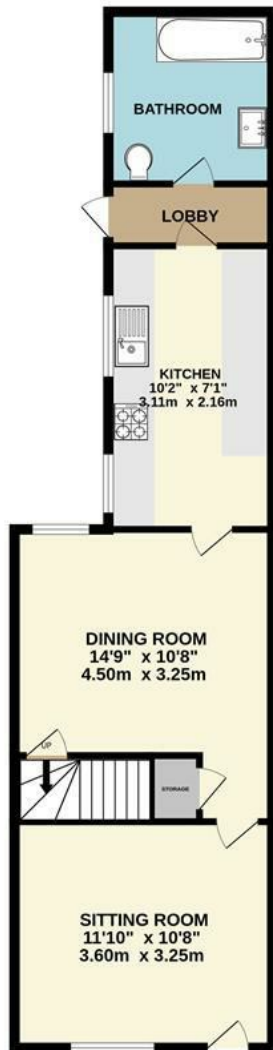
Broadband availability: Full Fibre Broadband



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

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) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

