

FREEHOLD



House - End Terrace

CLEMENT AVENUE RUSHEY MEAD LEICESTER

LE4 7QJ

Offers Over:

£230,000

FEATURES

- Three Bedrooms
- Front Garden
- Kitchen/Diner
- Gas Central Heating
- Front and Rear Garden
- End Terraced
- Bay Fronted Lounge
- Utility Room
- Double Glazing
- Ideal Family Home



 **SETHS**

3 Bedroom House - End Terrace located in Leicester

ENTRANCE HALL

Carpeted flooring, radiator, carpeted stairs leading to the first floor, providing access to the lounge.

LOUNGE

13'7" x 10'11"

Carpeted flooring, double glazed bay window, facing the front aspect, fireplace, providing access to the kitchen and Diner, Log burner, 2X radiator

KITCHEN

16'0" x 6'3"

Open plan, kitchen and dining area. The kitchen area includes tiled flooring, partially tiled walls, a stainless steel sink, double-glazed window facing the side aspect, UPVC door leading to the garden, base level and level units. Space for an appliance, for example, a dishwasher, or washing machine. The kitchen also includes an integrated oven, storage cupboard located under the stairs, integrated five-ring gas burner, spotlighting, space for a fridge.

DINING ROOM

16'9" x 9'1"

Carpeted flooring double UPVC double-glazed doors, leading to the garden fireplace, radiator

UTILITY ROOM

Utility room accessed via the garden, tiled flooring, radiator, toilet plumbing for a washing machine and dryer, gas-powered combination boiler double glazed window facing the rear aspect, wash handbasin

FIRST FLOOR

LANDING

BEDROOM 1

11'0" x 10'9"

Carpeted flooring, double glazed window facing the front aspect

BEDROOM 2

10'8" x 9'2"

Carpeted flooring, radiator, double-glazed window facing the rear aspect.

BEDROOM 3

7'1" x 5'8"

Carpeted flooring, radiator, double-glazed window facing the front aspect.

BATHROOM

Tiled Flooring, partially tiled walls, toilet, wash hand basin, base level unit, radiator, polyvinyl bathtub with mixer function, double glazed window facing the rear aspect.

OUTSIDE

To the front is a front garden, with paved slabs leading to the door and a small grass lawn, secluded by a mixture of wooden fencing and brick-built perimeter. A wooden gate leads to the garden, A combination of brick-built perimeter and wooden fencing secludes the Garden. The utility room is accessed via the garden.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: A

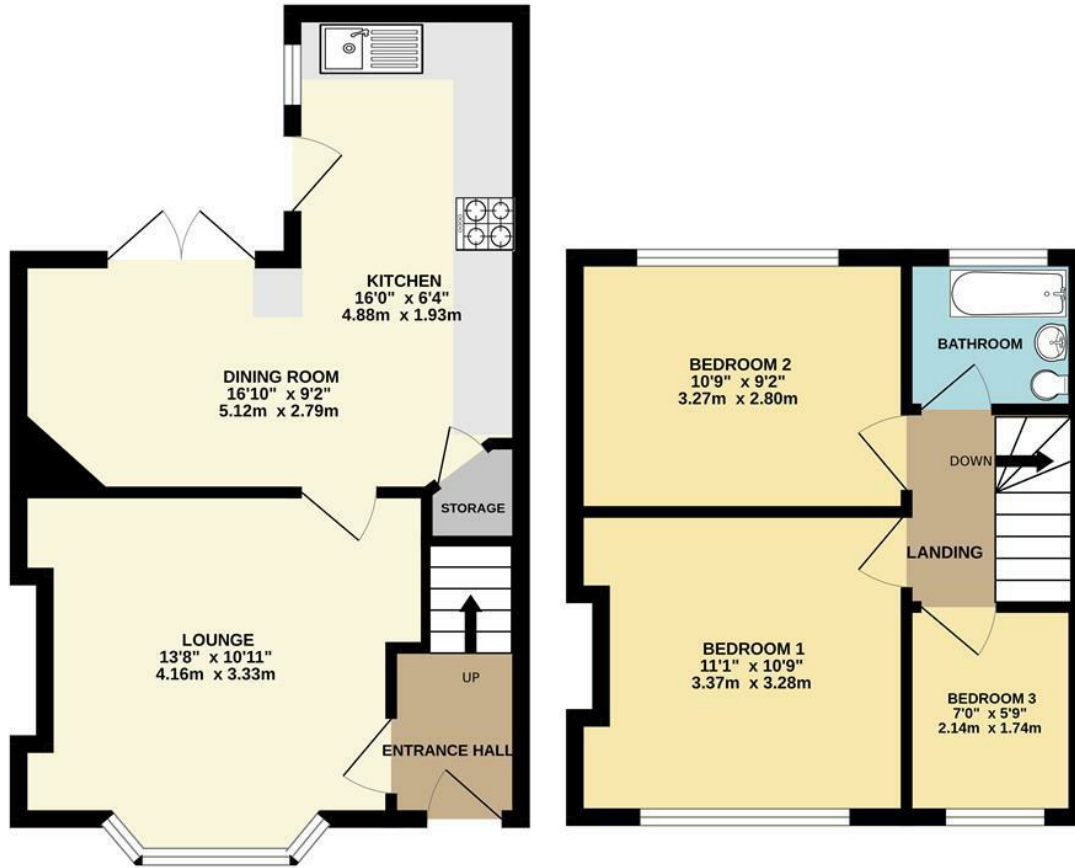
Council Tax Rate: £1,457.01

Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Fibre



GROUND FLOOR

1ST FLOOR



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Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.

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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