

FREEHOLD



House - Townhouse

**BARKBY ROAD  
RUSHEY MEAD  
LEICESTER  
LE4 9LG**

PRICE

**£220,000**

FEATURES

- Mid terraced
- Double Glazing
- Gas Central Heating
- Popular location
- Open Plan Living
- Two Bedrooms
- Modern Finish
- Allocated Parking
- Downstairs W/C
- Garden



**SETHS**

# 2 Bedroom House - Townhouse located in Leicester

## ENTRANCE HALL

Carpeted flooring, radiator, double glazed window facing the front aspect, under stair storage

## KITCHEN

8'4" x 5'6"

Tiled flooring, partially tiled walls, base level and eye level units, integrated four ring induction hob with oven and extractor over, double glazed window facing the front aspect, stainless steel sink, gas powered combination boiler.

## LOUNGE/DINER

13'1" x 12'10"

Carpeted flooring, radiator, double glazed window facing the rear aspect, uPVC double doors leading to the garden.

## W/C

Lino flooring, toilet, wash hand basin

## FIRST FLOOR

### LANDING

Carpeted flooring, access to all rooms on the first floor,

### BEDROOM 1

13'1" x 8'6"

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

### BEDROOM 2

12'11" x 7'8"

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

## BATHROOM

Tiled flooring, partially tiled walls. double glazed window facing the rear aspect, toilet, wash hand basin, polyvinyl bathtub with electric shower over, standing radiator

## OUTSIDE

To the front you will find a front garden leading up to the entrance of the property via paved steps, access to gas and electric metres. At the rear the garden benefits from block paving and a grass lawn, secluded by wooden fencing along the perimeter, shed. The property also has an allocated car parking space located at the rear.

## COUNCIL TAX BAND - B

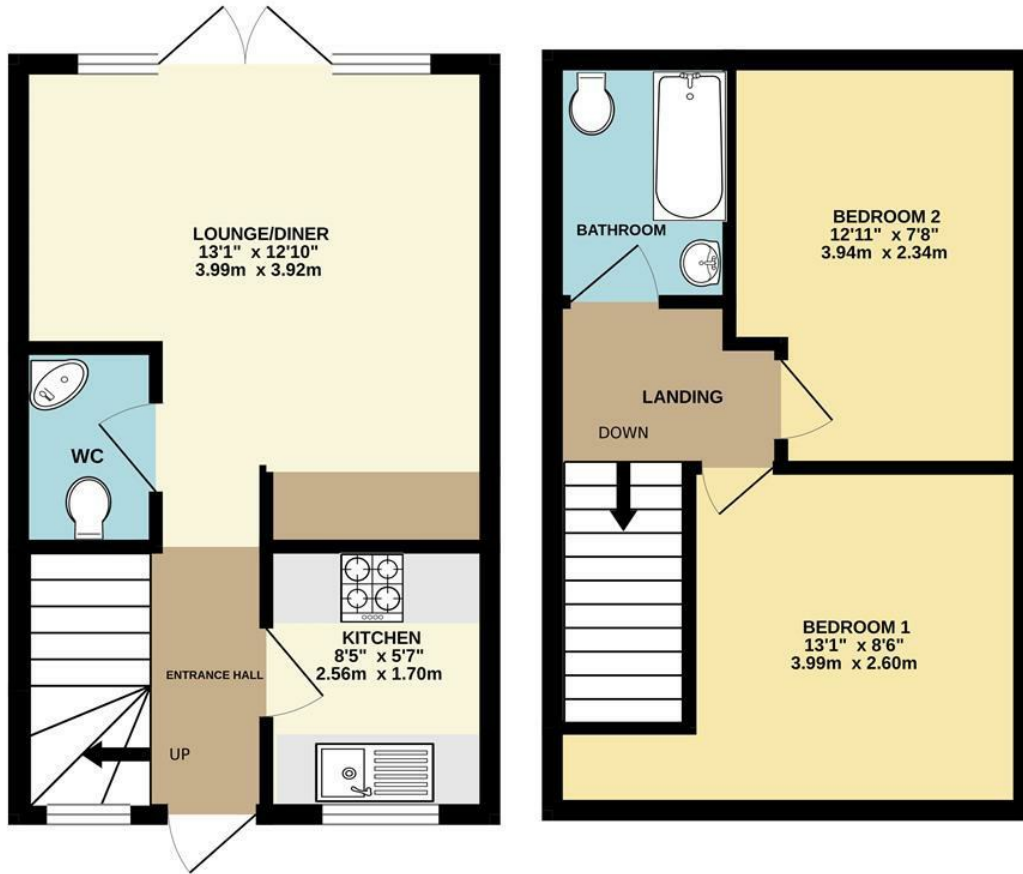
## FREEHOLD



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GROUND FLOOR

1ST FLOOR



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Council Tax Band

B

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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