

FOR SALE



SEATON RISE NETHERHALL LEICESTER LE5 1SR

£240,000

FEATURES

- Popular location
- 3 Bedrooms
- Lounge
- Kitchen
- Rear garden
- Semi Detached House
- Off road parking
- Dining Room
- Bathroom
- Gas central heating



 **SETHS**

3 Bedroom Semi Detached House for sale in Leicester

ENTRANCE HALLWAY

Carpeted, radiator, staircase leading to the first floor

LOUNGE

12'9" x 12'2"

Carpeted, radiator, uPVC double glazed window

DINING ROOM

9'10" x 8'7"

Carpeted, radiator, uPVC double glazed window

KITCHEN

Wall and base units with worktops over, space for freestanding cooker, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, tiled flooring, partly timber-clad and partly tiled walls, storage cupboard, uPVC double glazed window, uPVC double glazed door providing access to the rear garden.

FIRST FLOOR

BEDROOM 1

11'1" x 10'0"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 2

10'9" x 9'7"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 3

7'10" x 7'6"

Carpeted, radiator, uPVC double glazed window

BATHROOM

Wash hand basin, bathtub, carpeted, partly tiled walls, radiator, uPVC double glazed window

WC

WC, carpeted, partly tiled walls, uPVC double glazed window

OUTSIDE

To the front of the property is a driveway providing off road parking for one vehicle. To the rear of the property is a good sized garden with wooden fence surrounds.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,685.83

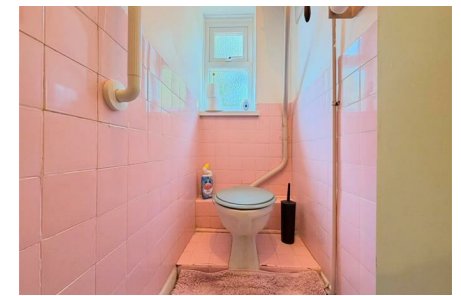
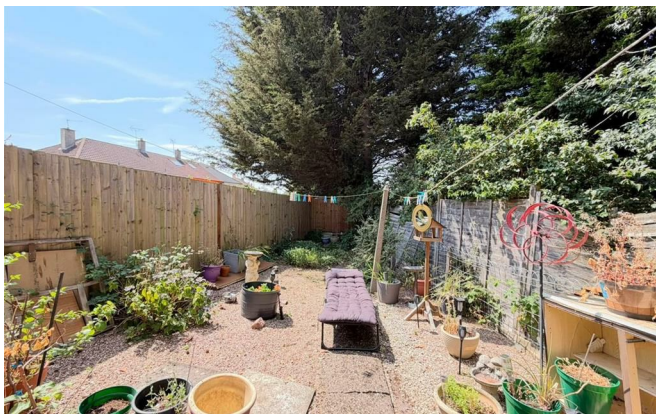
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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

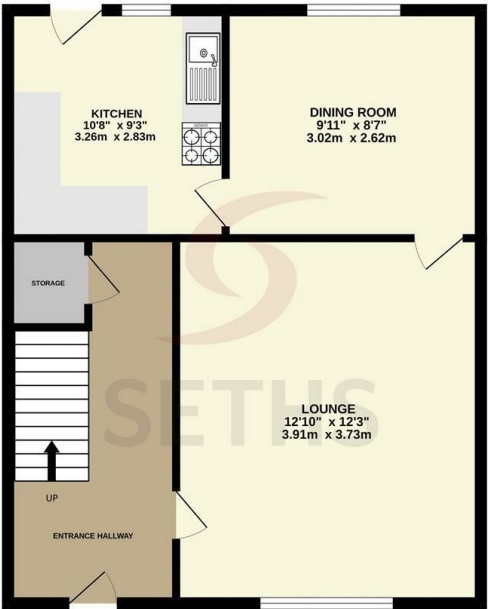
Call us on
0116 266 9977

info@seths.co.uk
www.seths.co.uk

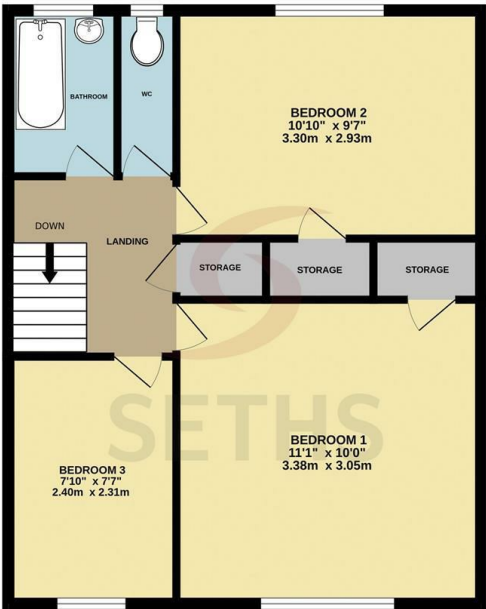
Council Tax Band

A

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

