

FOR SALE



OXON WAY  
ROWLATTS HILL  
LEICESTER  
LE5 4TU

£250,000

FEATURES

- No chain
- Popular location
- End Town House
- Lounge
- Shower Room
- Freehold
- Off road parking + garage
- Three Bedrooms
- Kitchen / Diner
- Garden



 **SETHS**

# 3 Bedroom End Town House located in LE5

## GROUND FLOOR

### ENTRANCE HALL

Laminate flooring, radiator, access to downstairs WC

### DOWNSTAIRS WC

WC, wash hand basin, tiled flooring, tiled walls, uPVC double glazed window

### LOUNGE

14'6" x 12'7"

Laminate flooring, radiator, uPVC double glazed window

### KITCHEN / DINER

15'7" x 10'6"

Wall and base units with worktops over, 4 ring gas hob with extractor hood, in-built oven / grill, sink with mixer tap and drainer, plumbing for washing machine, plumbing for dishwasher, space for fridge / freezer, breakfast bar area, space for dining table, laminate flooring, partly tiled walls, uPVC double glazed window, French doors leading to rear garden, uPVC double glazed door leading to rear garden

## FIRST FLOOR

### BEDROOM 1

12'7" x 8'11"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

### BEDROOM 2

12'8" x 8'7"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

8'9" x 7'10"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

## SHOWER ROOM

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

## OUTSIDE

To the front of the property is a driveway with off road parking for a single car (potential for two). There is also access to a single garage via an up and over door. To the rear of the property is a good sized garden partly slabbed, partly laid to lawn with wooden fence surrounds. There is also access to the garage from the rear.

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: C (Leicester City Council)

Council Tax Rate: £2,037.80

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



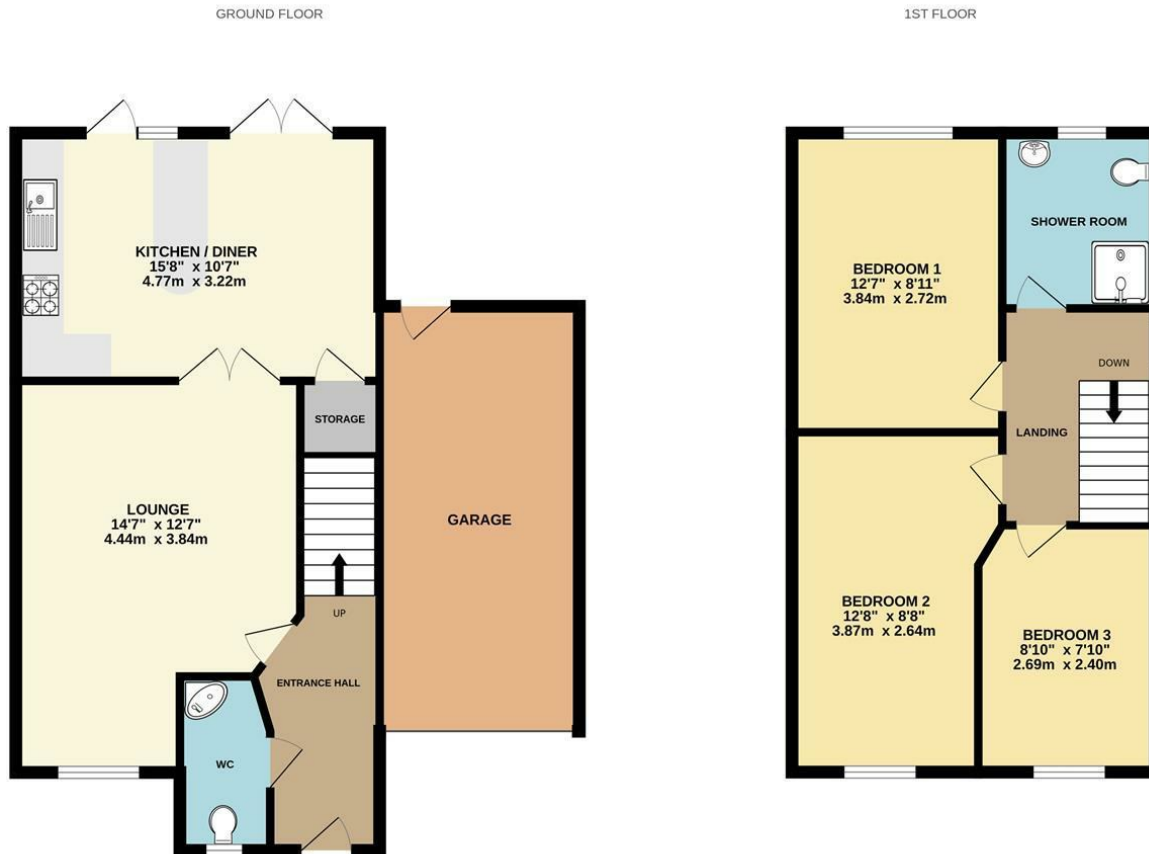


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Council Tax Band  
**C**



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