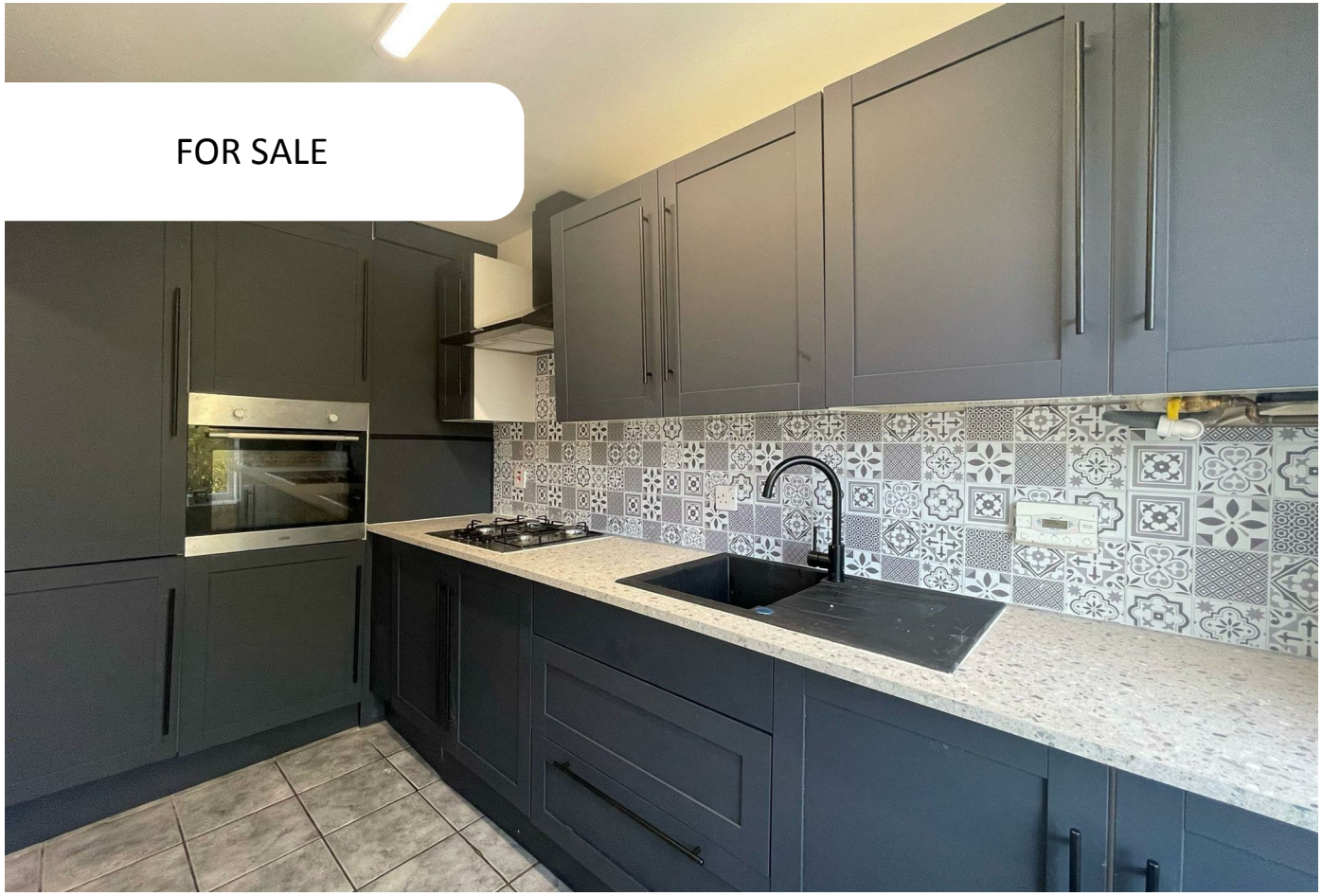

CARTY ROAD
HAMILTON
LEICESTER
LE5 1QS

£265,000

FEATURES

- No Chain
- Freehold
- Three Storey End Town House
- Popular location
- Three double bedrooms inc a walk in wardrobe
- Bathroom / Shower Room / Downstairs WC
- Lounge
- Kitchen
- Rear garden
- Gated access to garage / driveway en bloc

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SETHS

3 Bedroom End Town House for sale in Leicester

GROUND FLOOR

ENTRANCE HALL
Laminate flooring, radiator, storage cupboard

LOUNGE
15'1" x 12'10"
Laminate flooring, radiator, understairs storage cupboard, uPVC French doors to rear garden, uPVC double glazed windows

KITCHEN
11'10" x 6'2"
Wall and base units with worktops over, 4 ring gas hob with extractor hood, built-in oven, sink with mixer tap and drainer, space for fridge / freezer, tiled flooring, partly tiled walls, uPVC double glazed window

DOWNSTAIRS WC
WC, wash hand basin, laminate flooring, uPVC double glazed window

FIRST FLOOR

BEDROOM 2
12'11" x 10'2"
Laminate flooring, radiator, x2 uPVC double glazed window

BEDROOM 3
12'9" x 10'3"
Laminate flooring, radiator, uPVC double glazed window

BATHROOM
WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, radiator, lino flooring, partly tiled walls, uPVC double glazed window

SECOND FLOOR

BEDROOM 1
13'0" x 12'11"
Carpeted, x2 radiators, walk-in wardrobe, uPVC double glazed window

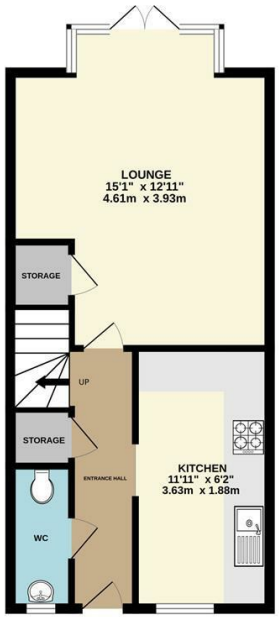
SHOWER ROOM
WC, wash hand basin with mixer tap, shower cubicle, radiator, lino flooring, partly tiled walls, skylight window

OUTSIDE
To the front of the property is a slabbed pathway with access to the rear garden via a side door. There is a garage en bloc along with a driveway a short walk from the property which is accessed through secure gates. To the rear of the property is a low maintenance garden mainly grassed with wooden fence surrounds.

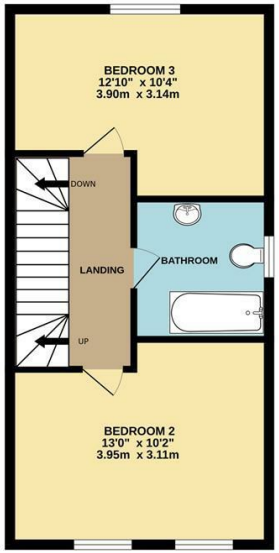
ADDITIONAL INFO
Tenure: Freehold
EPC rating: C
Council Tax Band: C
Council Tax Rate: £2,037.80
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Ultrafast Full Fibre Broadband

NOTE
There is a Greenbelt Charge of approx £102.42 per annum and a Yearly Estate Rent of approx £550.86 per annum

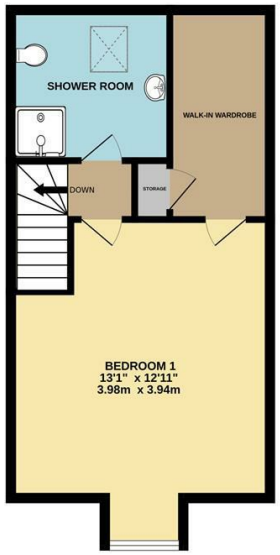
GROUND FLOOR



1ST FLOOR



2ND 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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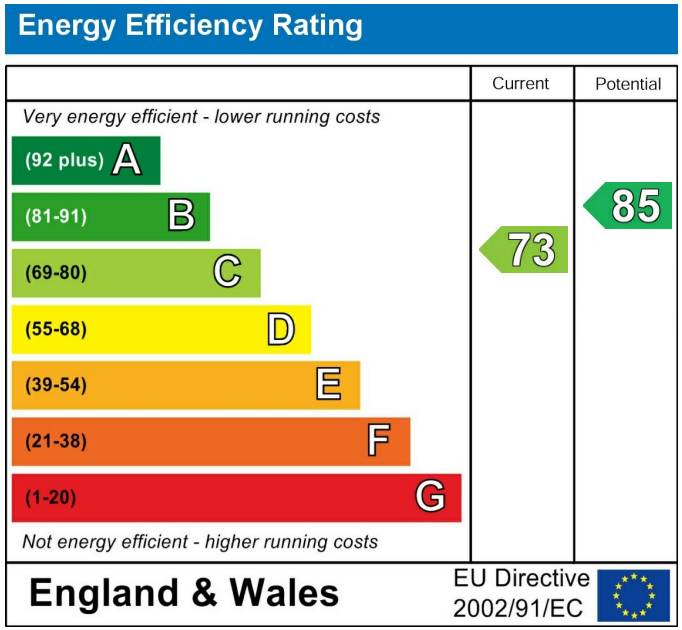

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS