BLISSETT ROAD
LEICESTER
LE3 9HP

Offers Over **£250,000**

FEATURES

- Freehold
- Semi Detached
- Close to local schools, amenities and City Centre
- Modern Kitchen
- Large Garden
- 4 Bedrooms
- Perfect for first time buyers / investors
- Newly Extended + New Roof
- Contemporary Bathroom
- Potential to Extend Further (STPP)

4 2 1

SETHS

4 Bedroom House - Semi-Detached located in Leicester LE3

ENTRANCE HALL
Tiled flooring, radiator

THROUGH LOUNGE
23'1" x 12'4"
Laminate flooring, x2 radiators, double doors leading to bedroom / dining room, uPVC double glazed window

KITCHEN
9'9" x 9'0"
Wall and base units with worktops over, integrated 4 ring Russell gas hob, oven and microwave with integrated extractor hood above, sink with mixer tap and drainer, plumbing for dishwasher, integrated fridge/freezer, tiled flooring, partly tiled walls, partly tiled walls, radiators, x2 uPVC double glazed window

BEDROOM 4 / DINING ROOM
9'11" x 9'8"
Carpeted, radiator, x2 skylight windows, uPVC double doors leading to garden, uPVC double glazed windows

FIRST FLOOR

BEDROOM 1
12'6" x 11'1"
Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 2
11'2" x 10'2"
Carpeted, radiator, storage cupboard, uPVC double glazed window

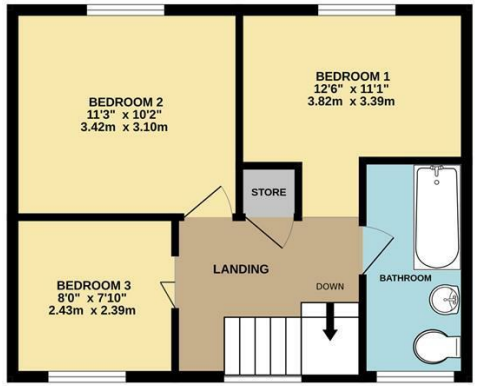
BEDROOM 3
7'11" x 7'10"
Laminate flooring, radiator, storage space, uPVC double glazed window

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

ADDITIONAL INFO
Tenure: Freehold
EPC rating: TBC
Council Tax Band: A
Council Tax Rate: £1,605.15
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband

GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 sq.m.) approx.

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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Council Tax Band

A

Energy Efficiency Rating

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

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