

FOR SALE



HOUGHTON STREET
HUMBERSTONE
LEICESTER
LE5 0EF

£265,000

FEATURES

- No chain
- 3 Bedrooms
- Loft room
- Large kitchen
- uPVC double glazing
- Freehold
- Mid Terraced House
- Through lounge
- Downstairs bathroom
- Gas central heating



 **SETHS**

3 BEDROOM TERRACED HOUSE FOR SALE IN HUMBERSTONE

GROUND FLOOR

THROUGH LOUNGE

26'4" x 11'0"

Carpeted, x2 radiators, understairs storage cupboard, sliding patio doors, x2 uPVC double glazed window

KITCHEN

21'5" x 6'6"

Wall and base units with worktops over, 5 ring gas hob with extractor hood, sink with mixer tap, plumbing for washing machine, space for fridge / freezer, tiled flooring, splashback walls, radiator, x2 double glazed windows

LOBBY

BATHROOM

WC, bidet, wash hand basin with mixer tap, bathtub with shower overhead, tiled flooring, tiled walls, extractor fan, towel radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

11'0" x 10'9"

Carpeted, radiator, fitted wardrobes, uPVC double glazed bay window

BEDROOM 2

11'7" x 8'2"

Carpeted, radiator, storage cupboard, fitted wardrobes, uPVC double glazed window

BEDROOM 3

12'7" x 5'10"

Carpeted, radiator, uPVC double glazed window

LOFT ROOM

15'0" x 10'2"

Carpeted, radiator, storage eaves, x2 skylight windows

OUTSIDE

Small courtyard to the rear

ADDITIONAL INFO

Tenure: Freehold

EPC rating: TBC

Council Tax Band: A (Leicester City Council)

Council Tax Rate: £1,528.34

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband

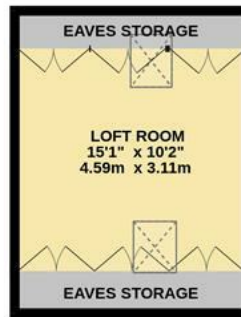
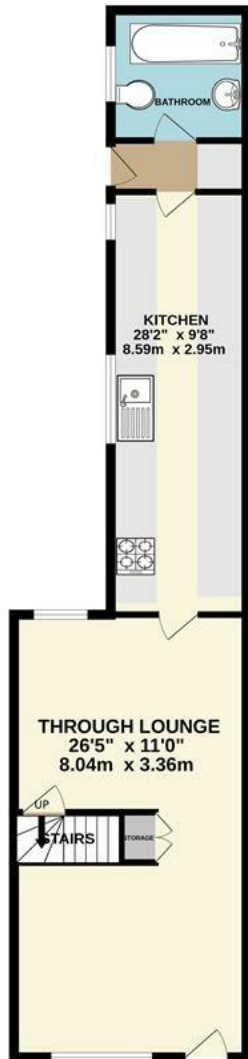


UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND FLOOR

1ST FLOOR

2ND FLOOR / LOFT



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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