FREEHOLD

House - Terraced

COTLEY ROAD, LEICESTER, LE4 2LJ.

Offers In The Region Of

£220,000

FEATURES

- Three Bedrooms
- Drive for One Car
- Kitchen/Diner
- Gas Central Heating
- Bathroom
- Mid Terraced
- Ample Lounge
- Well Maintained Garden
- Double Glazed
- Popular Location

3 1 1

SETHS

3 Bedroom House - Terraced located in Leicester

ENRTANCE HALL
Lino flooring, radiator, stairs leading up to the first floor, access to the lounge

LOUNGE
16'6" x 12'10"
Lino flooring, radiator, bay fronted double glazed window facing front aspect, storage cupboard located under stairs to include electric metre and consumer unit.

KITCHEN/DINER
15'11" x 7'2"
Tiled flooring, partially tiled walls, radiator, base and eye level units, stainless steel sink, double glazed window facing the rear aspect, space/plumbing for washing machine and dishwasher. Integrated four ring gas cooker with oven, integrated extractor over, uPVC door leading to the garden.

FIRST FLOOR

LANDING
Lino flooring, access to all rooms on the first floor and loft.

BEDROOM 1
11'1" x 11'1"
Lino flooring, radiator, double glazed window facing the front aspect, storage cupboard,

BEDROOM 2
12'2" x 8'11"
Carpeted flooring, radiator, double glazed window facing the front aspect, storage area over stairs.

BEDROOM 3
8'0" x 8'0"
Tiled flooring, radiator, double glazed window facing the rear aspect, storage cupboard to include gas powered combination boiler.

BATHROOM
Lino flooring, toilet, wash hand basing, double glazed window facing the rear aspect, polyvinyl bathtub with electric shower over.

OUTSIDE
To the front the property features a grass lawn with paved area for parking for one vehicle. Wooden gate leading to the rear. To the rear the garden is secluded by wooden fencing along the perimeter, block paved patio area with grass lawn, concrete built outhouse for storage.

FREEHOLD

COUNCIL TAX BAND - A

GROUND FLOOR

1ST 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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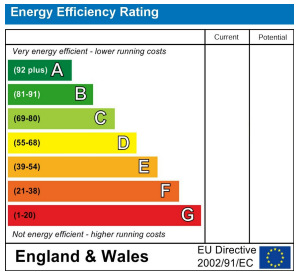

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

SETHS