# RIVERS STREET
# NEWFOUNDPOOL
# LEICESTER
# LE3 5RX

## £169,950

FEATURES

- No chain
- 2 Bedrooms
- Popular location
- 2 reception rooms
- Gas central heating
- Freehold
- End Terrace
- Close to city centre
- Kitchen
- uPVC double glazing

2 1 2 E

SETHS

# 2 Bedroom End Terraced House for sale in Leicester

## GROUND FLOOR

### LIVING ROOM
11'0" x 10'4"
Carpeted, radiator, uPVC double glazed window facing front aspect

### DINING ROOM
11'11" x 10'4"
Carpeted, radiator, under stairs storage cupboard, uPVC double glazed window facing the rear aspect

### KITCHEN
10'1" x 5'1"
Wall and base units with worktops over, 4 ring gas hob with extractor hood, sink with mixer tap and drainer, plumbing for washing machine, radiator, lino flooring, partly tiled walls, uPVC double glazed window facing rear aspect

### BATHROOM
WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, lino flooring, partly tiled walls, uPVC double glazed window facing the rear aspect

## FIRST FLOOR

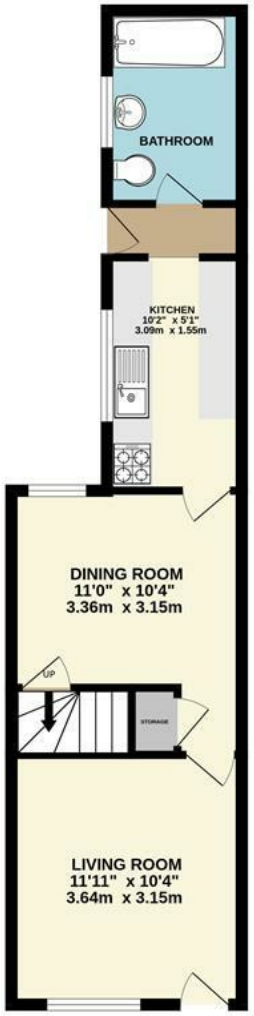
### BEDROOM 1
12'0" x 10'4"
Carpeted, radiator, storage cupboard, uPVC double glazed window facing the front aspect

### BEDROOM 2
11'1" x 10'4"
Carpeted, radiator, uPVC double glazed window facing the rear aspect

## OUTSIDE
To the rear of the property is a small yard with wooden fence and brick walls surround.

## ADDITIONAL INFO
Tenure: Freehold
EPC rating: E
Council Tax Band: A
Council Tax Rate: £1,528.34
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Broadband

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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Council Tax Band

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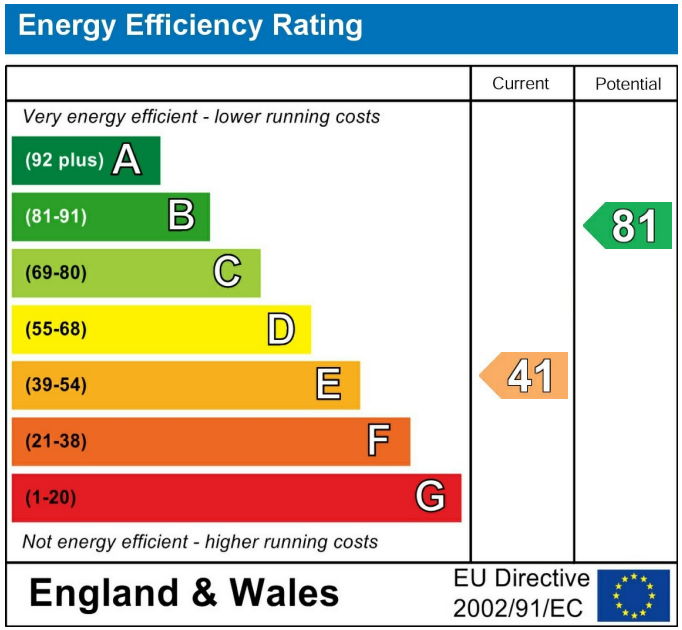


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

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