

FOR SALE



**HOUGHTON STREET  
HUMBERSTONE  
LEICESTER  
LE5 0EF**

**£280,000**

**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

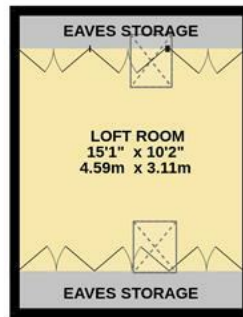
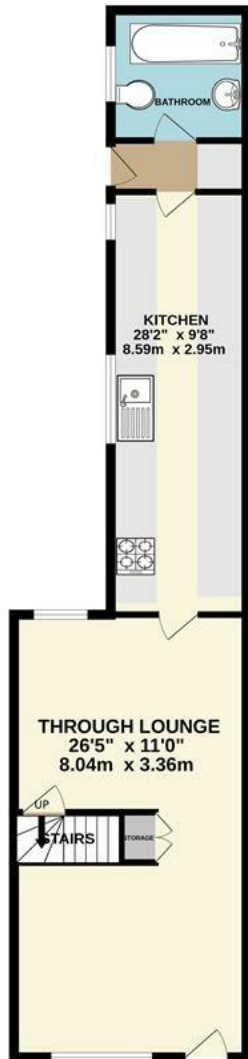


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GROUND FLOOR

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) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

