

FREEHOLD



House - End Terrace (EPC Rating:)

Durban Road, Thurcaston Park, Leicester, LE4

2LZ

Offers Over :

£250,000

 SETHS



3 Bedroom House - End Terrace located in Leicester

*** NO CHAIN 3 BEDROOM WELL PRESENTED HOME - PARKING & A GARAGE ***

Presenting this immaculately maintained end-terraced property situated in a quiet cul-de-sac at Durban Close, Thurcaston Park.

The property boasts parking for two vehicles and a garage. Internally, on the ground floor, you'll find a convenient WC, a well-appointed kitchen, a lounge area, and additional storage spaces. Moving upstairs, there are three generously sized bedrooms and a bathroom.

Outside, the property features a rear garden with wooden patio areas, ideal for outdoor relaxation. Access to the garage is from the garden. The property is finished to a high standard, benefiting from double glazing and gas central heating.

This property is offered with no onward chain, making it an attractive prospect for buyers. Contact us today to arrange a viewing and discover the appeal of this delightful home on Durban Close.

ENTRANCE HALL

Tiled flooring, radiator, providing access to kitchen, lounge, w/c, stairs leading to the first floor, storage cupboard located under the stairs.

KITCHEN

8'9" x 7'4"

Tiled flooring, space for a fridge, base and eye-level units, partially tile walls, integrated four-ring gas burner with oven and extractor over, plumbing and space for two appliances, stainless steel sink, double glazed window facing the front aspect.

W/C

Tiled flooring, wash hand basin, radiator, consumer unit, toilet, double glazed window facing the front aspect.

LOUNGE

16'4" x 15'4"

Wooden flooring, radiator, double-glazed window facing the rear aspect, uPVC double doors providing access to the garden.

FIRST FLOOR

LANDING

Carpeted flooring, and access to all rooms on the first floor.

BEDROOM 1

15'4" x 9'11"

Laminate flooring, radiator, 2X double-glazed windows facing the rear aspect, in built storage cupboards.

BEDROOM 2

10'2" x 7'2"

Laminate flooring, radiator, double glazed window facing the front aspect

BEDROOM 3

10'7" x 7'10"

Laminate flooring, radiator, double-glazed window facing the front aspect, storage cupboard located over the stairs, loft access.

BATHROOM

Vinyl flooring, radiator, toilet, wash hand basin, polyvinyl bathtub, partially tiled walls

OUTSIDE

At the front, this property boasts a block paved driveway with parking space for two vehicles, complemented by an up-and-over metal door providing access to the garage. Enter through the uPVC door to access the property.

To the rear, the property features a paved slab area leading onto a grass lawn, which extends to a wooden patio area. The outdoor space is secluded by a combination of wooden and brick-built perimeter fencing, offering privacy and a pleasant outdoor setting.

GARAGE

Accessed via up and over door

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: B

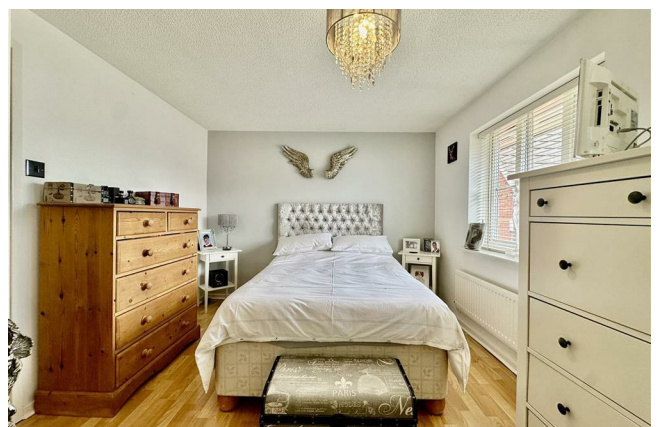
Council Tax Rate: £1,783.06

Mains Gas: Yes

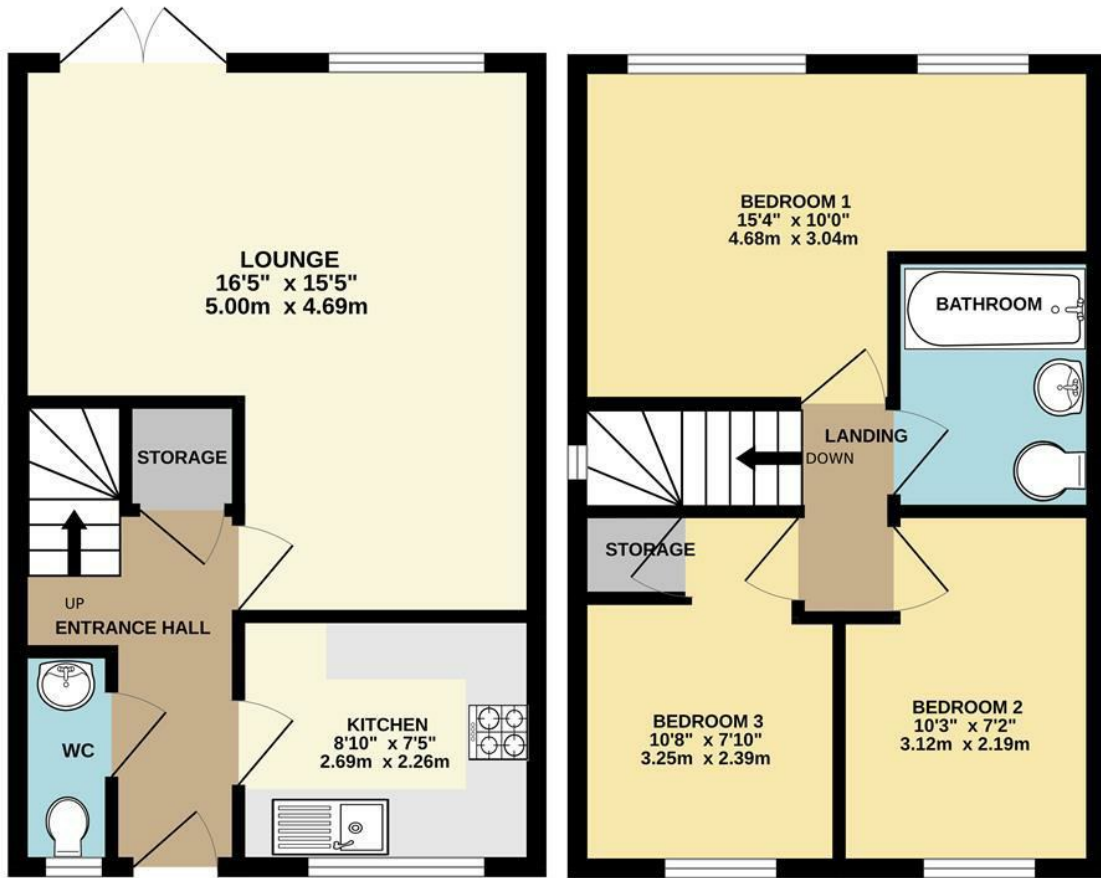
Mains Electricity: Yes



Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Fibre







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

B

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(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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