

FOR SALE



BURDOCK CLOSE HAMILTON LEICESTER LE5 1UJ

Offers Over

£230,000

FEATURES

- Freehold
- Popular Location
- Scope to extend (stpp)
- Lounge
- Conservatory
- Two Bedroom Semi Detached House
- Well presented throughout
- Off road parking
- Kitchen
- Low maintenance rear garden



 **SETHS**

Two Bedroom Semi-Detached House for sale in Leicester

GROUND FLOOR

PORCH

Electric heater, uPVC double glazed window

LOUNGE

15'3" x 12'0"

Laminate flooring, radiator, staircase leading to first floor, understairs storage cupboard, uPVC double glazed window

KITCHEN

12'0" x 8'7"

Well fitted units comprising single stainless steel drainer with cupboards under, matching range of base units with work surfaces over, draws and cupboards under, complimentary wall mounted eye level cupboards, built in oven and 4 ring gas hob with extractor fan over set in stainless steel hood with matching splash back, breakfast bar, radiator, tiled splash backs, uPVC double glazed window and door leading to Conservatory

CONSERVATORY

12'0" x 6'2"

Laminate flooring, uPVC double glazed French doors leading to rear garden

FIRST FLOOR

BEDROOM 1

12'4" x 10'0"

Carpeted, radiator, x2 uPVC double glazed windows

BEDROOM 2

8'9" x 6'9"

Carpeted, radiator, uPVC double glazed window

BATHROOM

3 pc suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, heated towel rail, tiled throughout, UPVC sealed double glazed window.

OUTSIDE

To the front of the property is a block paved driveway with parking space for 2 cars along with space for a further 2 cars. To the rear of the property is a garden mainly laid to lawn with wooden fence surround, There is potential to extend to the side subject to the necessary consent.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: B

Council Tax Rate: £1,872.67

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

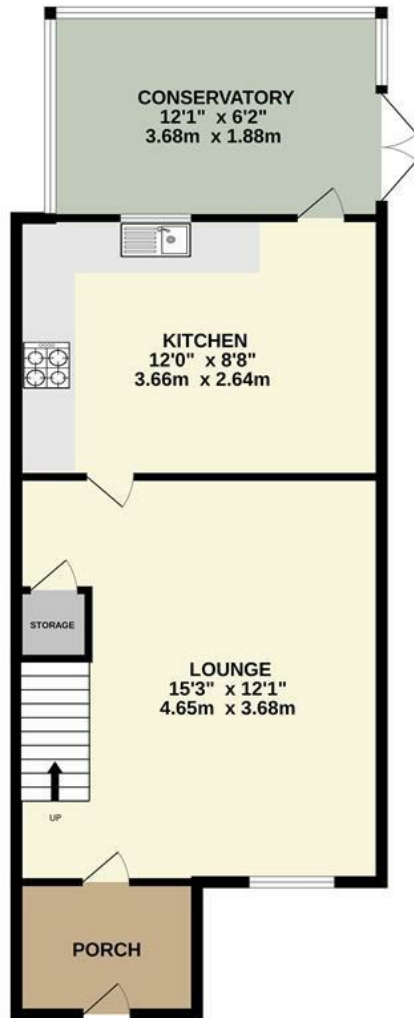
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

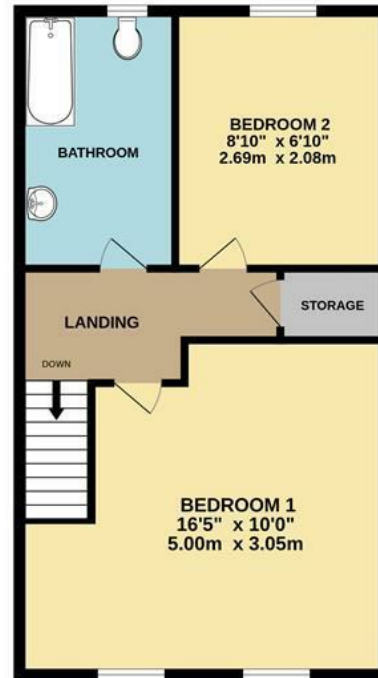


UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

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

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

SETHS