

FREEHOLD



House - Semi-Detached

METHUEN AVENUE THURMASTON LEICESTER LE4 8FS

Offers Over

£210,000

FEATURES

- Three Bedrooms
- Gas Central Heating
- Large Driveway
- Potential to Extend Subject to Planning
- Upgrading Works Required
- Mid Terraced
- Double Glazing
- Rear Garden
- No Chain
- Viewing by Appointments Only



 **SETHS**

3 Bedroom House - Semi-Detached located in Leicester

ENTRANCE HALL

The entrance features carpeted flooring, offering access to the lounge and stairs leading to the first floor.

LOUNGE

13'0" x 12'0"

Laminate flooring throughout with a radiator and a double-glazed window facing the front aspect. There is a storage cupboard located under the stairs, and access is provided to the kitchen.

KITCHEN

9'8" x 9'6"

The kitchen includes vinyl flooring, a radiator, base and eye-level units, and plumbing for a washing machine. It features a stainless steel sink, a double-glazed window facing the rear aspect, and access to the conservatory and bathroom.

BATHROOM

The bathroom is equipped with vinyl flooring, a wash basin, a radiator, and a polyvinyl bathtub with partially tiled walls. It also features an electric shower and a window facing the rear aspect. There is access to a separate WC.

W/C

Vinyl flooring, a toilet, and a window facing the rear aspect.

CONSERVATORY

9'2" x 8'2"

The conservatory features vinyl flooring with windows facing both the rear and side aspects. A wooden door provides access to the garden.

FIRST FLOOR

LANDING

Carpeted flooring, offering access to all first-floor rooms.

BEDROOM 1

14'9" x 10'4"

Carpeted flooring with built-in storage, a radiator, and a double-glazed window facing the front aspect. An additional storage cupboard is located above the stairs.

BEDROOM 2

10'7" x 10'0"

Carpeted flooring, a radiator, and a double-glazed window facing the rear aspect.

BEDROOM 3

7'8" x 7'7"

This room features carpeted flooring, a radiator, a double-glazed window facing the rear aspect, and access to the loft.

OUTSIDE

The property boasts a gravel driveway with space for parking up to three vehicles. A block-paved path leads to the front entrance and continues along a shared passageway, providing access to the rear garden. The gas meter is discreetly placed, surrounded by a partial brick and fenced enclosure. The rear garden is primarily block-paved with a grassy lawn, enclosed by a wooden fence. There is also a paved patio area at the rear of the garden, along with access to a shed, and a passageway with a wooden gate leading back to the front of the property.

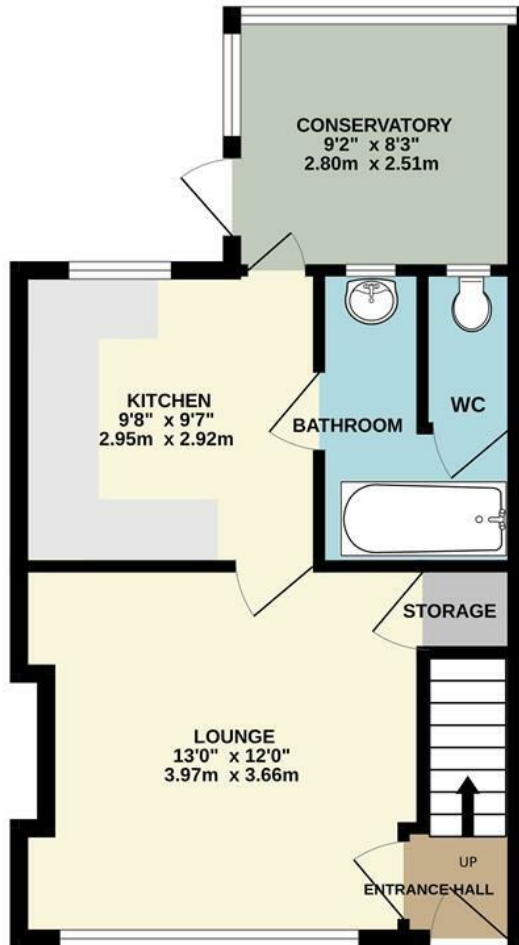
FREEHOLD

COUNCIL TAX BAND - A

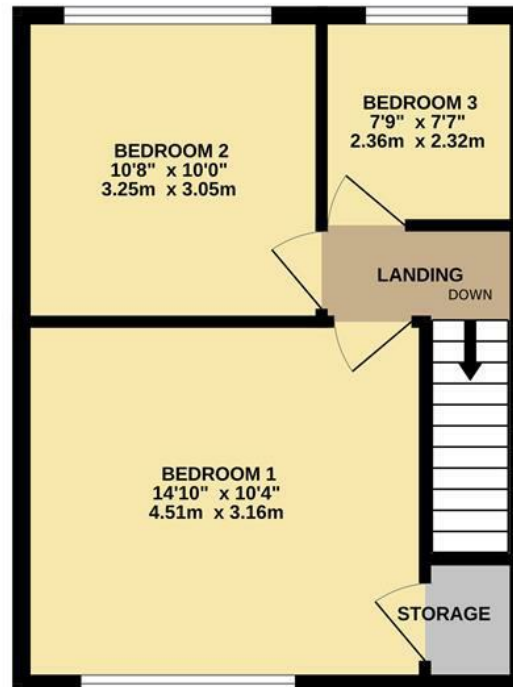
ADDITIONAL INFORMATION



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

A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(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