

FOR SALE



# BRAMALL ROAD HUMBERSTONE LEICESTER LE5 0PF

Offers Over

# £265,000

## FEATURES

- Freehold
- End Terraced House
- Parking space for small car
- Sought after location
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Family Bathroom
- Rear yard



 **SETHS**

# 3 Bedroom End Terraced House for sale in Leicester

## GROUND FLOOR

### ENTRANCE AREA

### LOUNGE

11'9" x 11'0"

Laminate flooring, radiator, meter cupboard, uPVC double glazed bay window

### DINING ROOM

12'7" x 11'11"

Laminate flooring, radiator, uPVC double glazed window

### KITCHEN

8'11" x 6'11"

Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, integrated dishwasher, tiled flooring, partly tiled walls, radiator, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

11'1" x 8'11"

Carpeted, radiator, fitted cupboards, uPVC double glazed window

### BEDROOM 2

8'11" x 7'2"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

9'4" x 6'11"

Carpeted, radiator, uPVC double glazed window

## BATHROOM

WC, wash hand basin with mixer tap and vanity units, bathtub with shower over head, towel radiator, tiled flooring, tiled walls, extractor fan, uPVC double glazed window

## OUTSIDE

To the side of the property there is potential parking space for one small car. To the rear of the property is a rear yard with wooden fence surround. There is the added benefit of an outside WC.

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,528.34

Mains Gas: No

Mains Electricity: Yes

Mains Water: Yes

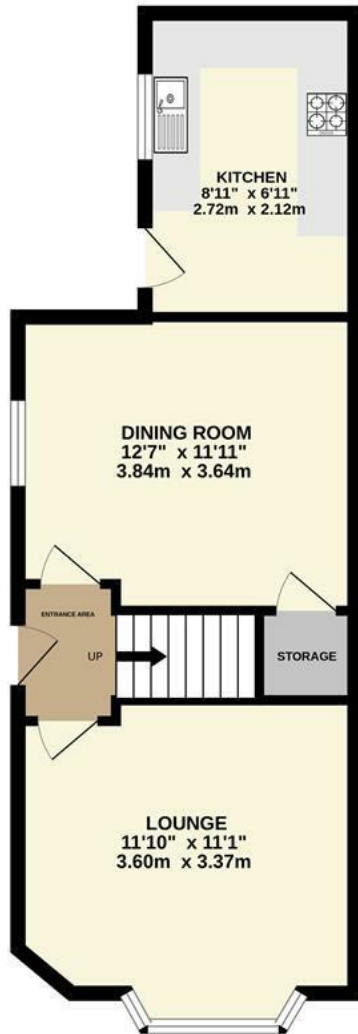
Mains Drainage: Yes

Broadband availability: Fibre Broadband

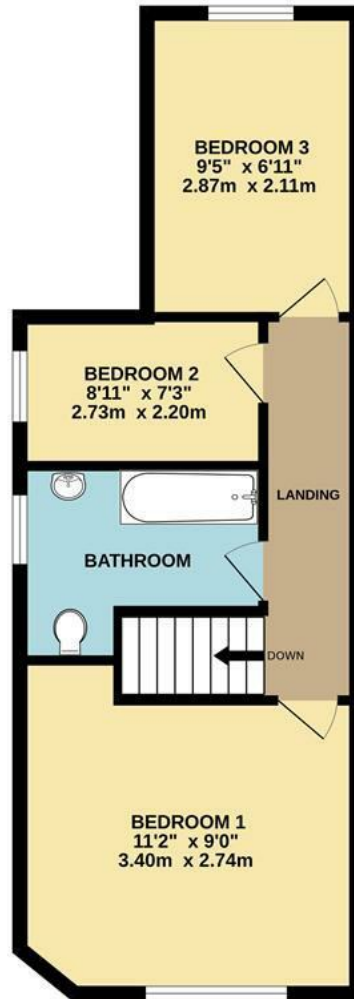


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GROUND FLOOR



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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Call us on

0116 266 9977

info@seths.co.uk

www.seths.co.uk

Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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.

