

FOR SALE



MARGARET ROAD OFF ST SAVIOURS ROAD LEICESTER LE5 4JD

£245,000

FEATURES

- Sought after location
- New roof fitted approx 1 year ago
- End Terraced House
- Dining Room
- Downstairs bathroom + upstairs WC
- Walking distance to shops and places of worship
- 3 Bedrooms
- Sitting Room
- Kitchen
- Garden



 **SETHS**

3 Bedroom End Terraced House for sale in Leicester

GROUND FLOOR

SITTING ROOM

14'4" (max) x 10'9"

Carpeted, radiator, uPVC double glazed window

DINING ROOM

12'4" x 10'9"

Carpeted, radiator, staircase leading to first floor, uPVC double glazed window

KITCHEN

12'5" x 6'8"

Wall and base units with worktops over, space for cooker, sink with mixer tap and drainer, plumbing for washing machine, vinyl flooring, partly tiled walls, radiator, x2 uPVC double glazed windows.

LOBBY

BATHROOM

WC, wash hand basin, bathtub, vinyl flooring, partly tiled walls, radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

12'4" x 11'3"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

12'3" x 9'9"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 3

9'2" x 6'6"

Carpeted, radiator, uPVC double glazed window

WC

WC, wash hand basin, vinyl flooring

OUTSIDE

Good sized rear garden partly slabbed partly laid to lawn with wooden fence and brick walls surround.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: B

Council Tax Rate: £1,966.81

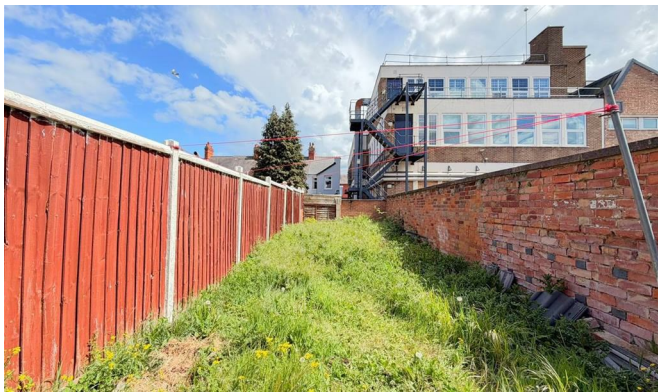
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

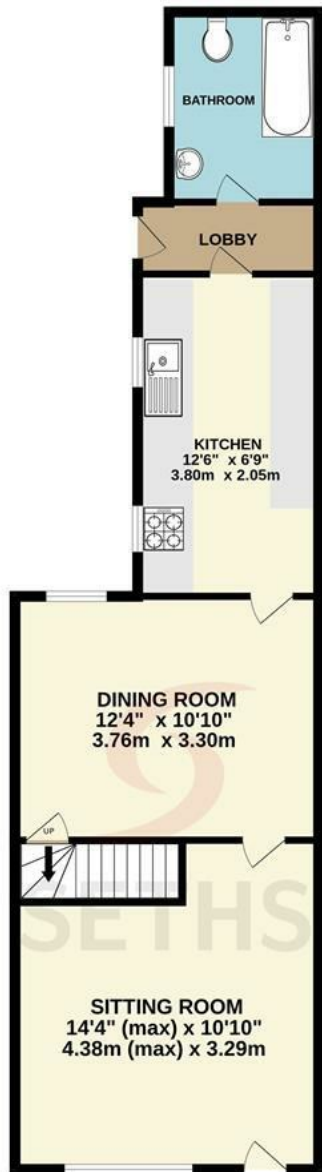
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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

GROUND FLOOR



1ST FLOOR



Call us on

0116 266 9977

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www.seths.co.uk

Council Tax Band

B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

