

FOR SALE



# HUMBERSTONE DRIVE HUMBERSTONE LEICESTER LE5 0RE

£280,000

## FEATURES

- Freehold
- End Town House
- Sought after location
- Lounge
- Bathroom
- 3 Bedrooms
- Off road parking for 2 cars
- Modernisation required
- Kitchen / Diner
- Large garden



 **SETHS**

# 3 Bedroom End Town House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

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

### LOUNGE

17'11" x 12'4"

Carpeted, radiator, understairs storage cupboard, uPVC double glazed window, sliding patio door to rear garden

### KITCHEN / DINER

13'0" x 10'5"

Wall and base units with worktops over, sink with mixer tap and drainer, space for freestanding cooker, plumbing for washing machine, space for fridge / freezer, space for dining table, lino flooring, partly tiled walls, uPVC double glazed bay window

## FIRST FLOOR

### BEDROOM 1

13'0" x 10'5"

Carpeted, radiator, uPVC double glazed bay window

### BEDROOM 2

12'11" x 10'9"

Wooden flooring, radiator, uPVC double glazed window

### BEDROOM 3

8'4" x 6'11"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap and

shower overhead, lino flooring, partly tiled walls, airing cupboard, uPVC double glazed window

## OUTSIDE

To the front of the property is a gravel driveway with parking space for 2 cars (potential for 4). To the rear of the property is a large garden mainly laid to lawn with wooden fence surround.

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

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





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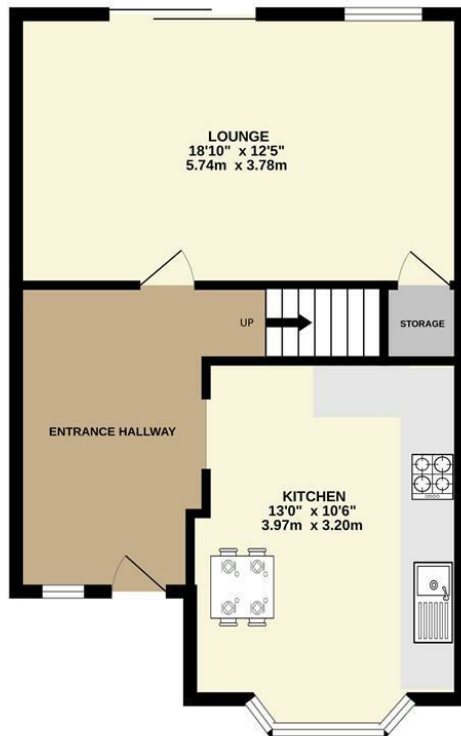
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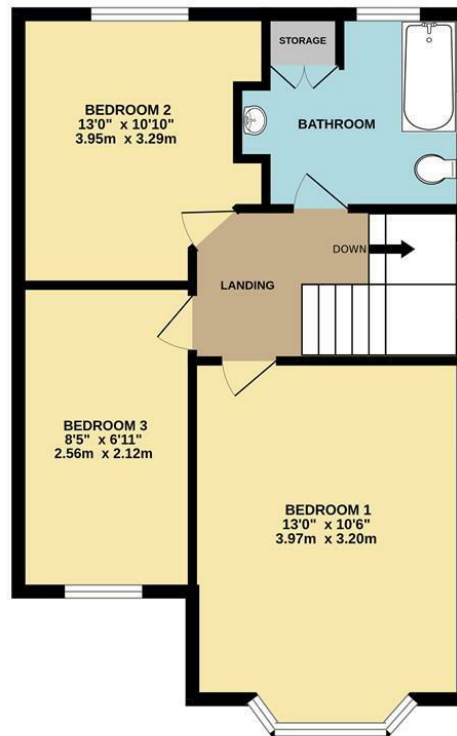
Council Tax Band

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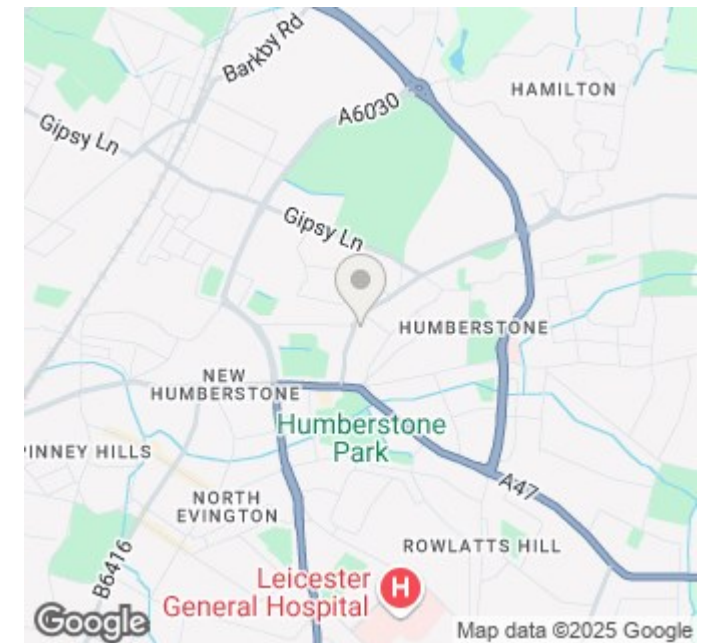
GROUND FLOOR



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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