

FOR SALE

THURLBY ROAD
OFF GREEN LANE ROAD
LEICESTER
LE5 3PE

£245,000

FEATURES

- No chain
- Three Bedrooms
- Walking distance to schools, shops and places of worship
- Dining Room
- Gas central heating
- Freehold
- Sought after location
- Sitting Room
- Kitchen
- uPVC double glazing



 **SETHS**

3 Bedroom Mid Terraced House for sale in LE5

GROUND FLOOR

SITTING ROOM

11'3" x 11'1"

Laminate flooring, radiator, uPVC double glazed window

DINING ROOM

11'1" x 11'1"

Laminate flooring, radiator, uPVC double glazed door leading to rear yard

KITCHEN

12'9" x 6'1"

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

SHOWER ROOM

WC, wash hand basin with mixer tap, shower cubicle, radiator, tiled flooring, tiled walls, x2 uPVC double glazed windows

FIRST FLOOR

BEDROOM 1

12'6" x 11'3"

Laminate flooring, radiator, uPVC double glazed window

BEDROOM 2

13'6" (max) x 9'8"

Laminate flooring, radiator, uPVC double glazed window

BEDROOM 3

12'9" x 6'1"

Laminate flooring, radiator, uPVC double glazed window

OUTSIDE

Small yard to the rear with brick walls surround

ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: A

Council Tax Rate: £1,528.34

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

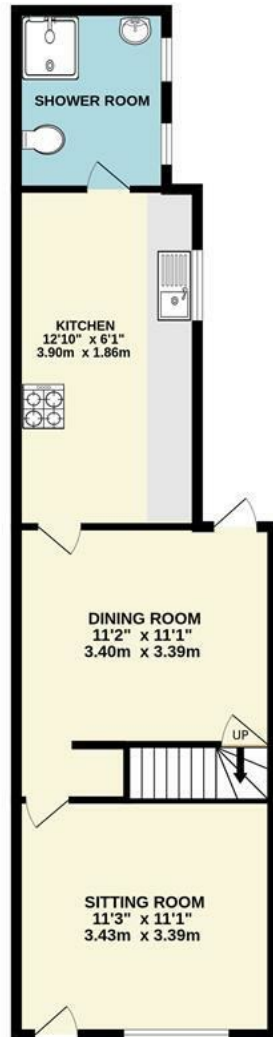
Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband



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

GROUND FLOOR



1ST FLOOR



Call us on

0116 266 9977

info@seths.co.uk

www.seths.co.uk

Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	52	
(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.

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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SETHS