HARTOPP ROAD
CLARENDON PARK
LEICESTER
LE2 1WE

£250,000

FEATURES

- No chain
- Sought after location
- Mid Terraced House
- Two Reception Rooms
- Bathroom + downstairs WC
- Freehold
- Walking distance to Universities, Colleges & Royal Infirmary
- 3 Bedrooms
- Spacious Kitchen
- Rear yard

3 2 2

SETHS

3 Bedroom Mid Terraced House for sale in Clarendon Park

GROUND FLOOR

ENTRANCE HALL
Original tiled flooring, radiator, staircase leading to first floor

RECEPTION ROOM 1
11'10" x 11'3"
Wooden flooring, gas fireplace, radiator, window

RECEPTION ROOM 2
14'7" x 12'4"
Wooden flooring, radiator, understairs storage cupboard, window

KITCHEN
15'8" x 7'11"
Base units with worktops over, 5 ring Rangemaster cooker, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, breakfast bar area, tiled flooring, x2 windows

DOWNSTAIRS WC
WC, window

LOBBY

FIRST FLOOR

BEDROOM 1
16'2" x 12'0"
Carpeted, radiator, window

BEDROOM 2
13'3" x 9'8"
Wooden flooring, radiator, window

BEDROOM 3
9'8" x 7'9"
Carpeted, radiator, window

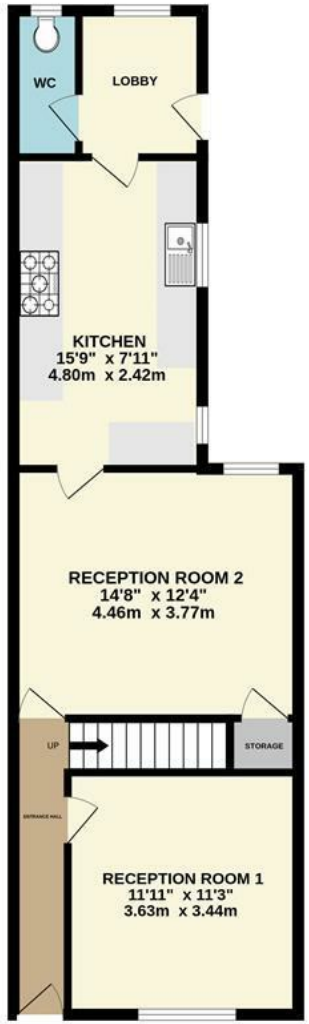
BATHROOM
WC, wash hand basin, bathtub with shower overhead, tiled flooring, partly tiled walls, window

REAR
Slabbed / paved yard to the rear with brick walls surround

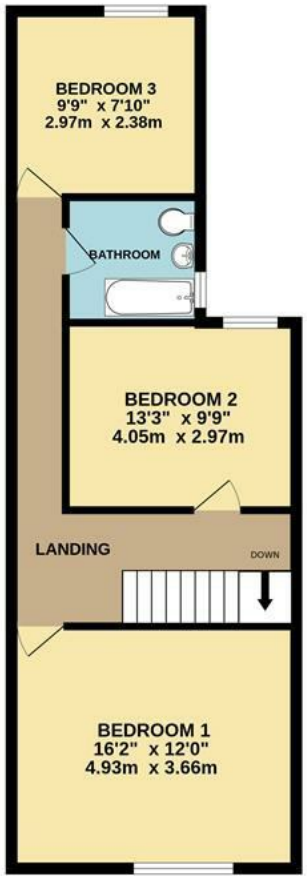
ADDITIONAL INFO
Tenure: Freehold
EPC rating: tbc
Council Tax Band: B
Council Tax Rate: £1,783.06
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Ultrafast Full Fibre Broadband

SMEG

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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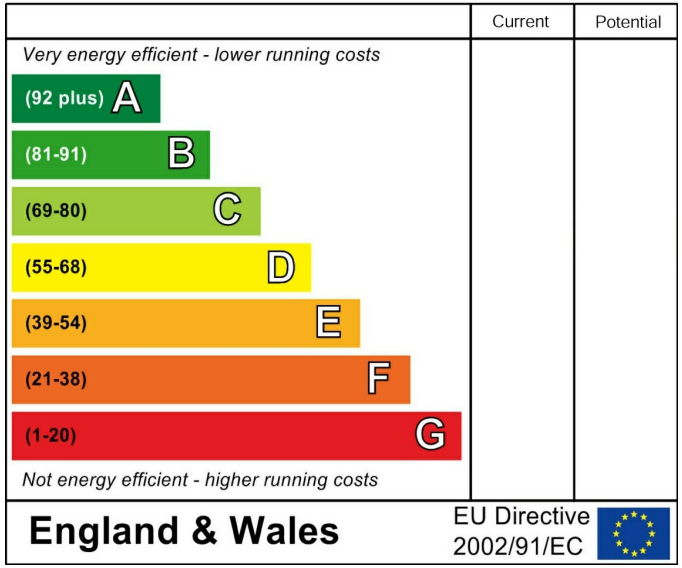
Council Tax Band

B

Energy Efficiency Rating



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