FOR SALE

MOAT ROAD
SPINNEY HILLS
LEICESTER
LE5 5EF

£240,000

FEATURES

- Freehold
- Mid terraced house
- Popular location
- Perfect for first time buyers
- Downstairs bathroom
- No chain
- 3 Bedrooms
- Close to local amenities, schools and places of worship
- 2 reception rooms
- Gas central heating

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SETHS

3 Bedroom Mid Terraced House for sale in Leicester

GROUND FLOOR

LIVING ROOM
11'11" x 11'10"
Carpeted, radiator, electric fireplace, uPVC double glazed window facing front aspect

DINING ROOM
11'10" x 11'10"
Carpeted, radiator, uPVC double glazed window facing rear aspect.

KITCHEN
13'1" x 5'10"
Wall and base units with worktops over, stainless steel sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, lino flooring, uPVC double glazed window facing the rear aspect.

BATHROOM
WC, wash hand basin, bathtub, radiator, extractor fan, uPVC double glazed window facing rear aspect.

FIRST FLOOR

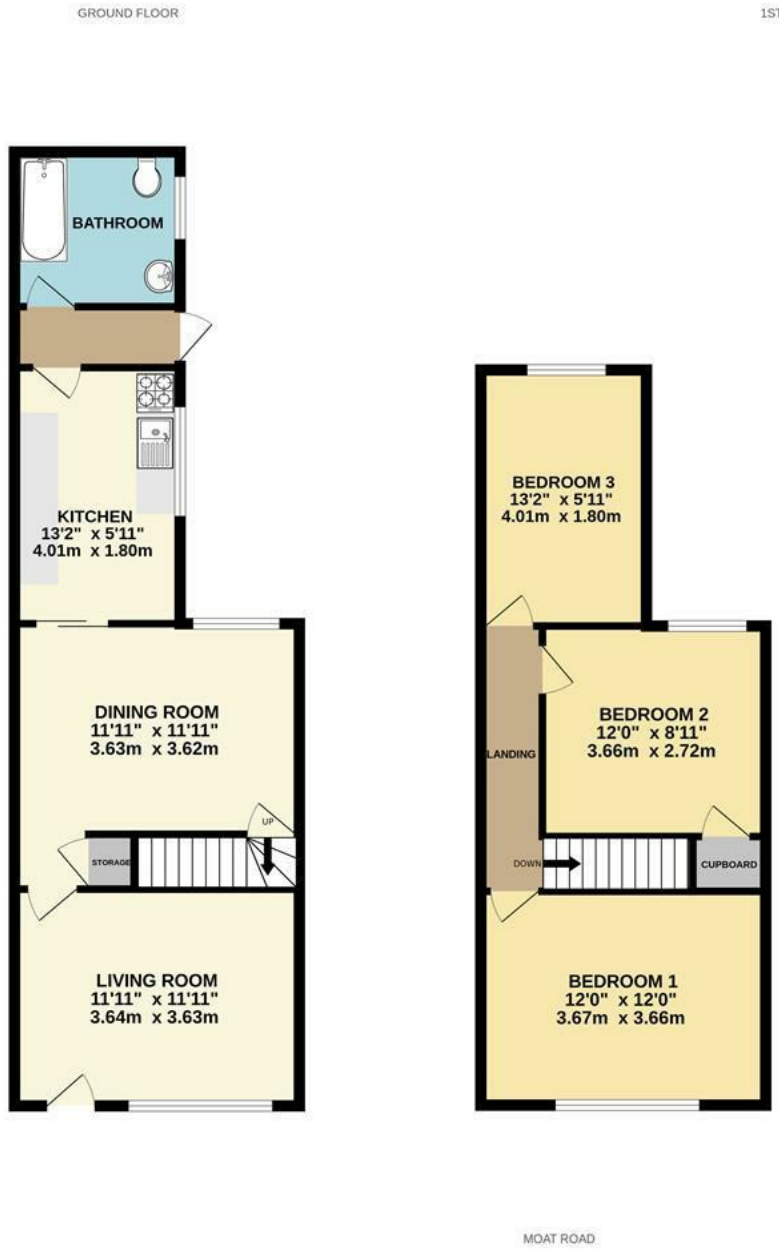
BEDROOM 1
12'0" x 12'0"
Carpeted, radiator, fitted cupboards, uPVC double glazed window facing front aspect

BEDROOM 2
12'0" x 8'11"
Carpeted, radiator, storage cupboard, uPVC double glazed window facing rear aspect

BEDROOM 3
Carpeted, radiator, uPVC double glazed window facing rear aspect

OUTSIDE
To the rear of the property there is a small yard with brick walls surround.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: D
Council Tax Band: A
Council Tax Rate: £1,528.34
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Ultrafast Full Fibre Broadband



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

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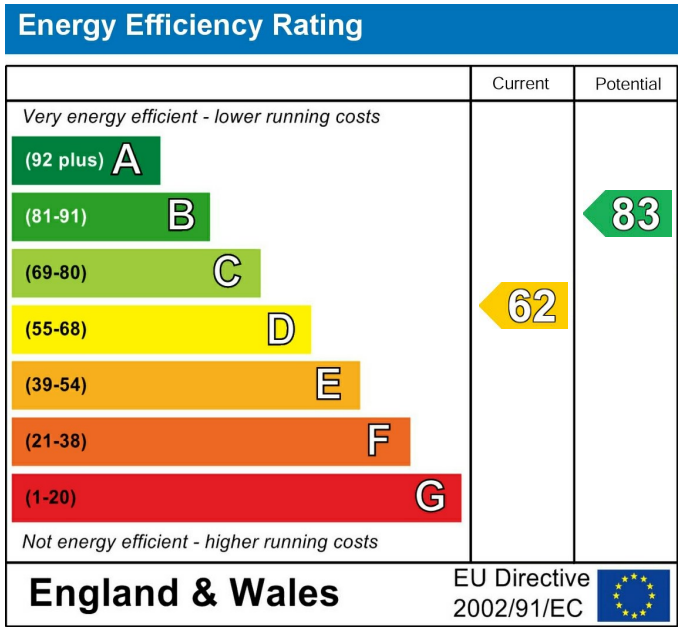

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS