

FOR SALE



Bungalow - Detached

# ELMCROFT AVENUE OFF COLCHESTER ROAD LEICESTER LE5 2DL

Offers Over

## £245,000

### FEATURES

- No chain
- Sought after location
- Well presented throughout
- Lounge
- Bathroom
- Freehold
- Detached Bungalow
- Two Bedrooms
- Kitchen / Diner
- Low maintenance garden



 **SETHS**

# Two Bedroom Detached Bungalow in Leicester

## ENTRANCE HALL

Carpeted, radiator

## LOUNGE

15'9" x 10'4"

Carpeted, radiator, double doors leading to kitchen / diner, uPVC French doors to rear garden

## KITCHEN / DINER

12'7" x 10'3"

Wall and base units with worktops over, 4 ring gas hob with electric oven / grill and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, tiled flooring, partly tiled walls, radiator, uPVC double glazed window, uPVC double glazed door to rear garden

## BEDROOM 1

11'8" x 11'3"

Carpeted, radiator, storage cupboard, uPVC double glazed window

## BEDROOM 2

9'2" x 8'10"

Carpeted, radiator, storage cupboard, uPVC double glazed window

## BATHROOM

WC, wash hand basin bathtub, corner shower cubicle, tiled flooring, partly tiled walls, towel radiator, uPVC double glazed window

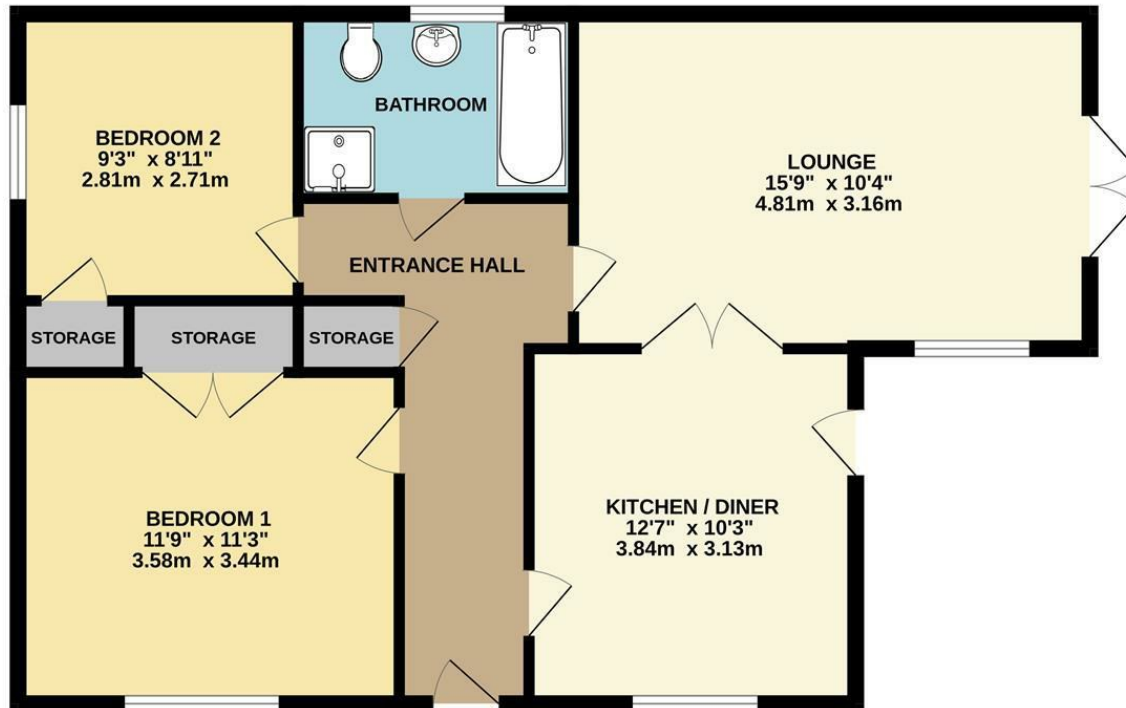
## OUTSIDE

To the front of the property is a paved courtyard with low level brick walls / wooden fence surround. The garden is mainly laid to lawn with wooden fence surround and has the added benefit of a small slabbed area ideal for outdoor seating.

## COUNCIL TAX BAND - C



GROUND 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

C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>76</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

