

FOR SALE



OAK STREET  
OFF HUMBERSTONE ROAD  
LEICESTER  
LE5 0ET

£215,000

FEATURES

- No chain
- Sought after location
- Newly refurbished
- Through lounge
- Bathroom
- Freehold
- Walking distance to City Centre, schools and local amenities
- Two Bedrooms
- Kitchen
- Rear yard with potential to extend (stpp)



 **SETHS**

# 2 Bedroom Terraced House for sale in Leicester

## GROUND FLOOR

### THROUGH LOUNGE

28'6" x 11'1"

Laminate flooring, x2 radiators, staircase to first floor, x2 uPVC double glazed windows

### KITCHEN

12'2" x 5'7"

Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, wash hand basin with mixer tap, plumbing for washing machine, space for fridge / freezer, laminate flooring, partly tiled walls, x2 uPVC double glazed windows, uPVC double glazed door to rear yard

## FIRST FLOOR

### BEDROOM 1

12'11" x 12'2"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

12'1" x 9'10"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, lino flooring, partly tiled walls, uPVC double glazed window

### OUTSIDE

To the rear of the property is a slabbed yard with brick walls surround

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: A (Leicester City Council)

Council Tax Rate: £1,528.34

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

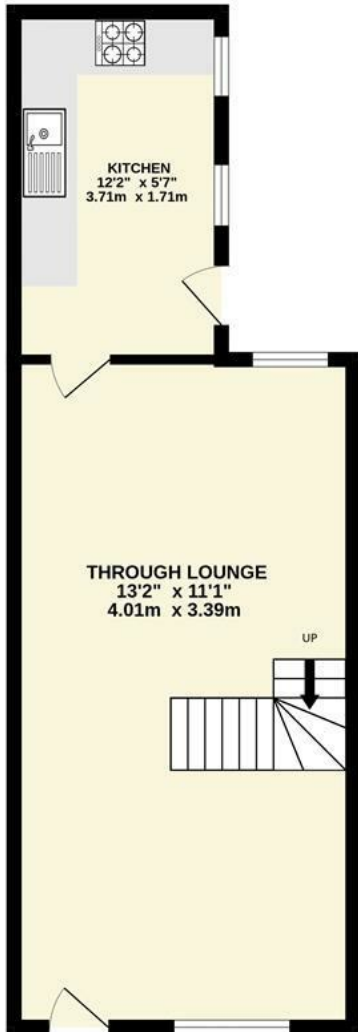
Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband



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GROUND FLOOR



1ST FLOOR



Call us on  
**0116 266 9977**

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[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band  
**A**

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</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.

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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