House - End Terrace

BEWCASTLE GROVE, MOWMACRE HILL, LEICESTER, LE4 2JW

Offers Over

£185,000

FEATURES

- End Terraced
- Lounge
- Garden
- Good Investment Opportunity
- Close to Public Transportation
- Two Bedrooms
- Central Heating
- Kitchen
- Double Glazed Windows
- Ideal First Time Buyers

2 1 1 D

SETHS

2 Bedroom House - End Terrace located in Mowmacre Hill

ENTRANCE HALL
uPVC door and double glazed window to front aspect. Wooden flooring, radiator, under stair storage and access to the lounge and kitchen, stairs leading to the first floor.

LOUNGE
18'11" x 10'9"
Wooden flooring, radiator, gas fire, double glazed window to front aspect, double glazed sliding door leading to the rear

KITCHEN
11'6" x 7'3"
Tiled flooring and tiled walls, double glazed window to rear aspect, base level and eye level units, stainless steel sink, space for washer and four ring gas cooker
Pantry located in the kitchen found under the stairs with access to consumer units and electric meter.

FIRST FLOOR

LANDING
Access to loft, double glazed window to side aspect.

BEDROOM 1
13'10" x 7'6"
Carpeted flooring, radiator, double glazed window to front aspect, built in wardrobes.

BEDROOM 2
10'0" 8'7"
Carpeted flooring, radiator, double glazed window to rear aspect, built in wardrobes.

BATHROOM
W.C, wash hand basin. polyvinyl bathtub with electric shower over, double glazed window to rear aspect, laminate flooring.

FRONT
Front garden is secluded by a wooden fence running along the perimeter, Wooden gate leading to front entrance, with block paved path. Access to side through the shed leading to the rear.

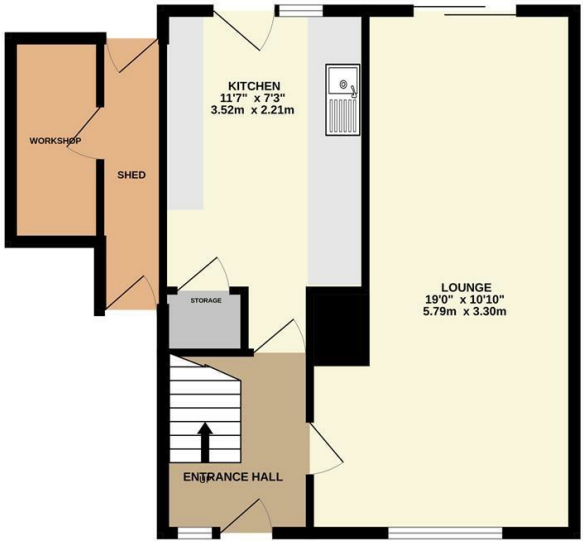
REAR
Garden is secluded by wooden fencing along the perimeter, block paved area leading to a step up, following through to grass garden. Shed. Access to Shed/Workshop.

SHED/WORKSHOP
Located to the side offering ample storage area and a workshop. The shed also doubles as a passage through the front and rear. Electricity and lighting.

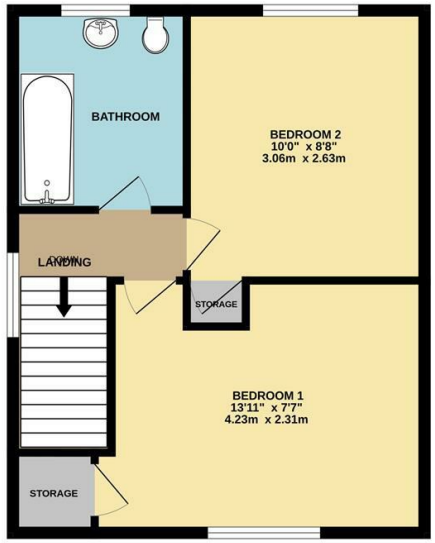
FREEHOLD

COUNCIL TAX BAND - A

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

A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	61	
(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.

SETHS