

FOR SALE



WIGLEY ROAD  
HUMBERSTONE  
LEICESTER  
LE5 1JJ

£280,000

FEATURES

- Freehold
- Potential to extend stpp
- End Terraced House
- Lounge
- Family Bathroom
- Popular LE5 location
- Off road parking space + garage
- Three Bedrooms
- Kitchen
- Garden



 **SETHS**

# 3 Bedroom End Terraced House for sale in LE5

## GROUND FLOOR

### ENTRANCE HALLWAY

Laminate flooring, staircase to first floor

### LOUNGE

13'2" x 12'8"

Laminate flooring, radiator, uPVC double glazed window

### DINING ROOM

10'2" x 8'11"

Laminate flooring, radiator, uPVC double glazed window

### KITCHEN

10'1" x 9'6"

Wall and base units with worktops over, 4 ring gas hob with built-in oven, sink with mixer tap and drainer, plumbing for washing machine, tiled flooring, partly tiled walls, uPVC double glazed window, access to rear garden

## FIRST FLOOR

### BEDROOM 1

11'6" x 10'4"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### BEDROOM 2

11'3" x 9'8"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### BEDROOM 3

8'4" x 8'2"

Carpeted, radiator, uPVC double glazed window

## BATHROOM

3 pc suite comprising of WC, wash hand basin with vanity units and bathtub with mixer tap, towel radiator, tiled flooring, tiled walls, uPVC double glazed window

## OUTSIDE

To the front of the property is a low maintenance garden with off road parking and access to a single, detached garage. To the rear of the property is a mainly slabbed garden with wooden fence surround. There is also access to an outside storage shed

## 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: Ultrafast Full Fibre Broadband



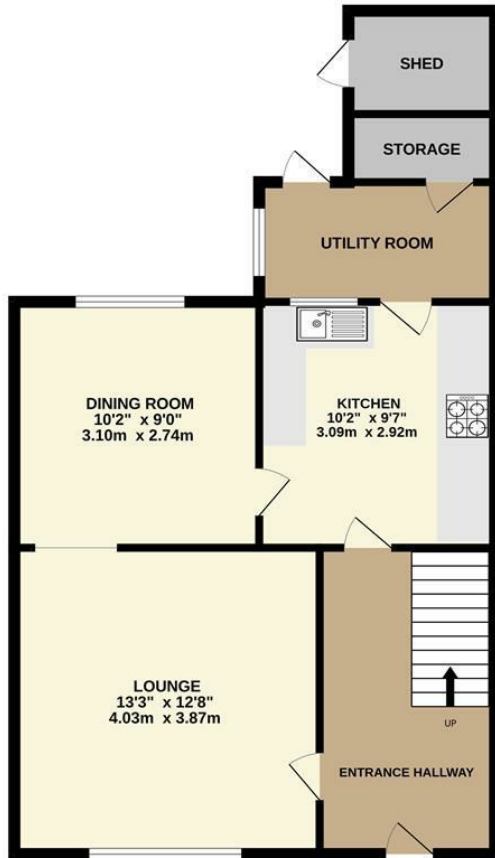
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**0116 266 9977**

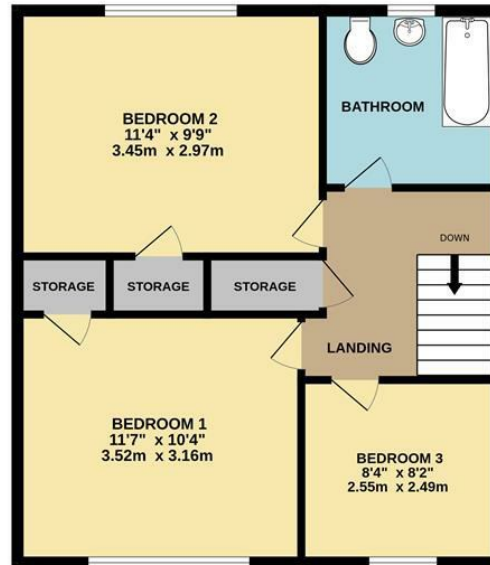
[info@seths.co.uk](mailto:info@seths.co.uk)  
[www.seths.co.uk](http://www.seths.co.uk)

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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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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.

