House - End Terrace

COSBY WALK, ABBEY, LEICESTER, LEICESTERSHIRE, LE4 5FR

£325,000

FEATURES

- Four Bedrooms
- Two Bathrooms
- Balcony
- W/C on Ground Floor
- Allocated Vehicle Parking
- End Terraced Home
- Kitchen & Diner
- No Onward Chain
- Three Floors
- Viewings by Appointment Only

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SETHS

4 Bedroom House - End Terrace located in Leicester

ENTRANCE HALL
Laminate flooring, a radiator, and stairs leading upstairs provide access to the lounge.

LOUNGE
12'3" x 11'5"
Laminate flooring, a double-glazed window facing the front aspect, and a radiator. It also provides access to a lobby.

LOBBY
Laminate flooring and provides access to under-stair storage, a WC, and the kitchen diner.

W/C
Vinyl flooring, a wash hand basin, a toilet, and a radiator.

KITCHEN/DINER
14'9" x 8'5"
Laminate flooring, a dining area, and a radiator. There is space for a fridge, base-level and eye-level units, and an integrated gas burner and oven. The kitchen includes spotlighting, a stainless steel sink, plumbing and space for a washing machine, and a double-glazed window facing the rear aspect. A door provides access to the garden. The gas-powered combination boiler is located in a base-level unit.

FIRST FLOOR

LANDING
Carpeted flooring and provides access to the bedrooms on the first floor and the family bathroom. There are also stairs leading to the second floor.

BEDROOM 1
14'9" x 10'0"
Carpeted flooring, a radiator, and two double-glazed windows facing the front aspect.

BEDROOM 3
14'9" x 9'0"
Carpeted flooring, a radiator, and a double-glazed window facing the front aspect. A UPVC door provides access to a balcony.

BALCONY
Wooden patio secluded by a metal fence offering views of river soar.

BATHROOM
The bathroom features vinyl flooring, a toilet, a wash hand basin, and a polyvinyl bathtub with a mixer function. It also includes spotlighting and a radiator.

SECOND FLOOR

LANDING
Carpeted flooring provides access to all rooms on the second floor, as well as a storage cupboard.

BEDROOM 2
14'9" x 13'1"
carpeted flooring, a radiator, and two double-glazed windows facing the front aspect.

BEDROOM 4
14'9" x 7'1"
Carpeted flooring, a radiator, and two double-glazed windows facing the right aspect.

SHOWER ROOM
Vinyl flooring, a standing radiator, a toilet, and a standing shower unit with an electric shower. It also includes spotlighting.

OUTSIDE
The garden is secluded by wooden fencing along the perimeter and features a slabbed patio area with a canopy overhead, as well as a grass lawn. A wooden door provides access to the car park, which includes allocated parking for one vehicle.

FREEHOLD

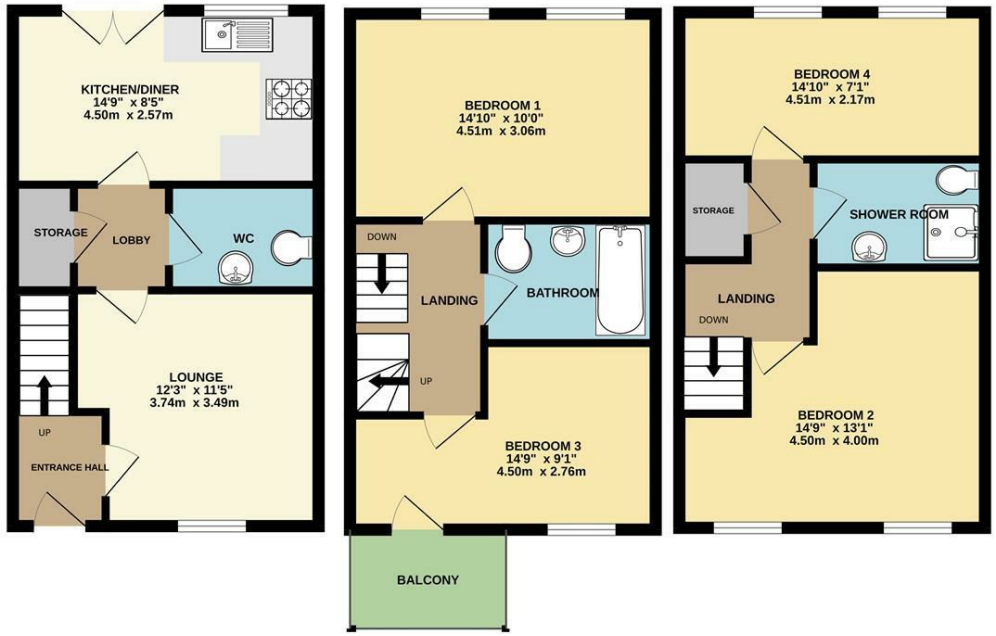
COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: TBC
Council Tax Band: B
Council Tax Rate: £1,783.06
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Fibre

TRAVEL
the dream
far enough
so you FIND
HOME

GROUND FLOOR 1ST FLOOR 2ND 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

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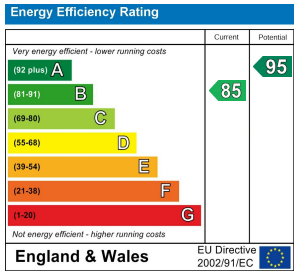

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

SETHS