House - Semi-Detached

ST. BERNARDS AVENUE, LEICESTER LE4 5EW

Offers Over

£290,000

FEATURES

- Three Bedrooms
- Semi Detached
- Cul de Sac
- Lounge
- Sitting Room
- Upgrading Works Required
- Gas Central Heating
- Driveway for Two Vehicles
- Front Garden
- Bathroom

3 1 2

SETHS

3 Bedroom House - Semi-Detached located in Leicester

PORCH

ENTRANCE HALL
Carpeted flooring, radiator, double glazed window facing the side aspect, storage cupboard

LOUNGE
13'2" x 11'8"
Carpeted flooring, radiator, fitted units, bay fronted double glazed window

SITTING ROOM
12'6" x 11'11"
Carpeted flooring, radiator, double glazed window facing the rear aspect

KITCHEN
7'11" x 6'11"
Laminate flooring, base level and eye level units, storage/pantry located under stairs including gas and electric metres and double glazed window facing the side aspect, gas powered combination boiler, double glazed window facing the rear aspect, space for a washer, space for a four ring gas cooker with oven, partially tiled wall.

FIRST FLOOR

LANDING
Carpeted landing, access to all rooms on the first floor and loft.

BEDROOM 1
11'11" x 10'11"
Carpeted flooring, radiator, double glazed window facing the front aspect , fitted cupboards,

BEDROOM 2
12'7" x 11'11"
Carpeted flooring, radiator, double glazed window facing the rear aspect, fitted cupboards.

BEDROOM 3
7'3" x 7'0"
Carpeted flooring, radiator, double glazed window facing the front aspect.

BATHROOM
Laminate flooring, enamel bathtub, electric shower over, toilet, wash hand basin, double glazed window facing the rear aspect,

OUTSIDE
To the front you will find a block paved front garden accesses via a metal gate secluded by a combination a brick built and metal fencing, front garden extends onto a driveway area large enough to accommodate two vehicles. Wooden gate leading to garden. To the rear you will find a combination of block paved garden and grass lawn, with access to a storage cupboard located under the stairs including consumer unit. The garden is secluded by a combination of wooden and metal fencing along the perimeter. Storage shed.

FREEHOLD

COUNCIL TAX BAND - B

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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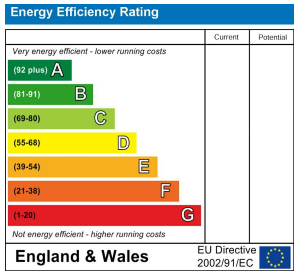

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

SETHS