

FOR SALE



**KING EDWARD ROAD  
OFF UPPINGHAM ROAD  
LEICESTER  
LE5 4DB**

**£290,000**

**FEATURES**

- No chain
- Semi Detached House
- Popular location close to many amenities
- x2 reception rooms
- Utility room / WC
- Freehold
- Requires modernisation throughout
- 3 double bedrooms + office / study
- Large kitchen
- Garage / workshop



**SETHS**

# 3 Bedroom Semi Detached House in Leicester

## GROUND FLOOR

### PORCH

### ENTRANCE HALLWAY

Laminate flooring, radiator, staircase to first floor, understairs storage cupboard

### RECEPTION ROOM 1

12'3" x 11'0"

Carpeted, radiator, uPVC double glazed window, wooden bifold doors leading to reception room 2

### RECEPTION ROOM 2

14'3" x 12'2"

Carpeted, radiator, gas fireplace, uPVC French doors to rear garden

### KITCHEN

16'9" x 9'10"

Wall and base units with worktops over, sink with mixer tap and drainer, space for cooker, plumbing for washing machine, plumbing for dryer, storage cupboard, uPVC double glazed window. uPVC double glazed door to rear garden

### UTILITY ROOM / WC

13'4" x 9'3"

Lino flooring, electric radiator, access to WC along with wash hand basin, uPVC double glazed window, uPVC double glazed door to rear garden

## FIRST FLOOR

### BEDROOM 1

14'2" x 12'3"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

12'2" x 11'1"

Carpeted, radiator, x uPVC double glazed windows

### BEDROOM 3

13'7" x 10'0"

Carpeted, radiator, x2 uPVC double glazed windows

### OFFICE / STUDY

6'0" x 3'10"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

3 pc suite comprising of WC, wash hand basin and bathtub with mixer tap and shower overhead, radiator, lino flooring, partly tiled walls, uPVC double glazed window

### OUTSIDE

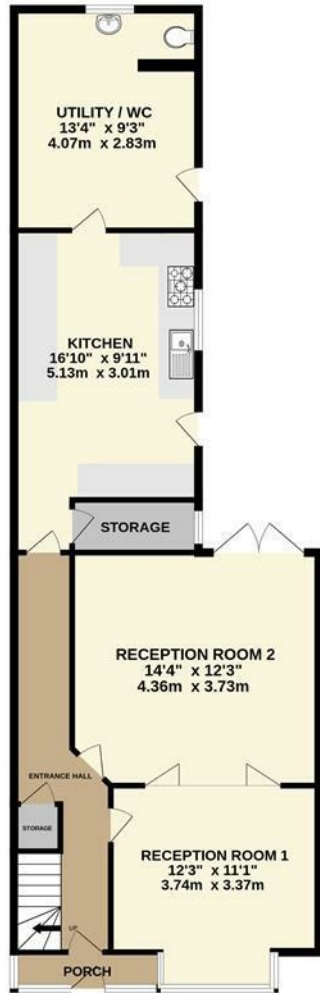
To the front of the property is a small courtyard with access to the garage. To the rear of the property is a block paved garden with wooden fence surround along with access to the garage / workshop.

### COUNCIL TAX BAND - B

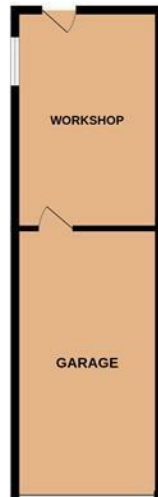


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GROUND FLOOR



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

B

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>73</b>
(55-68) <b>D</b>	<b>54</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.

