OXON WAY
ROWLATTS HILL
LEICESTER
LE5 4TU

£255,000

FEATURES

- No chain
- Popular location
- End Town House
- Lounge
- Shower Room
- Freehold
- Off road parking + garage
- Three Bedrooms
- Kitchen / Diner
- Garden

3 1 1

SETHS

3 Bedroom End Town House located in LE5

GROUND FLOOR

ENTRANCE HALL
Laminate flooring, radiator, access to downstairs WC

DOWNSTAIRS WC
WC, wash hand basin, tiled flooring, tiled walls, uPVC double glazed window

LOUNGE
14'6" x 12'7"
Laminate flooring, radiator, uPVC double glazed window

KITCHEN / DINER
15'7" x 10'6"
Wall and base units with worktops over, 4 ring gas hob with extractor hood, in-built oven / grill, sink with mixer tap and drainer, plumbing for washing machine, plumbing for dishwasher, space for fridge / freezer, breakfast bar area, space for dining table, laminate flooring, partly tiled walls, uPVC double glazed window, French doors leading to rear garden, uPVC double glazed door leading to rear garden

FIRST FLOOR

BEDROOM 1
12'7" x 8'11"
Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 2
12'8" x 8'7"
Carpeted, radiator, uPVC double glazed window

BEDROOM 3
8'9" x 7'10"
Carpeted, radiator, fitted wardrobes, uPVC double glazed window

SHOWER ROOM
WC, wash hand basin with mixer tap and vanity units, shower cubicle, tiled flooring, tiled walls, extractor fan, uPVC double glazed window

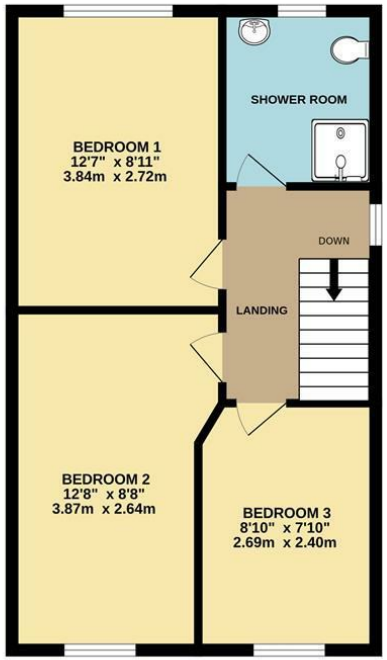
OUTSIDE
To the front of the property is a driveway with off road parking for a single car (potential for two). There is also access to a single garage via an up and over door. To the rear of the property is a good sized garden partly slabbed, partly laid to lawn with wooden fence surrounds. There is also access to the garage from the rear.

NOTES
Photos were taken whilst tenants were in the property.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: tbc
Council Tax Band: C (Leicester City Council)
Council Tax Rate: £2,037.80
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Ultrafast Full Fibre Broadband

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

C

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