KING EDWARD ROAD
OFF UPPINGHAM ROAD
LEICESTER
LE5 4DB

Offers Over £280,000

FEATURES

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

3 1 2 E

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

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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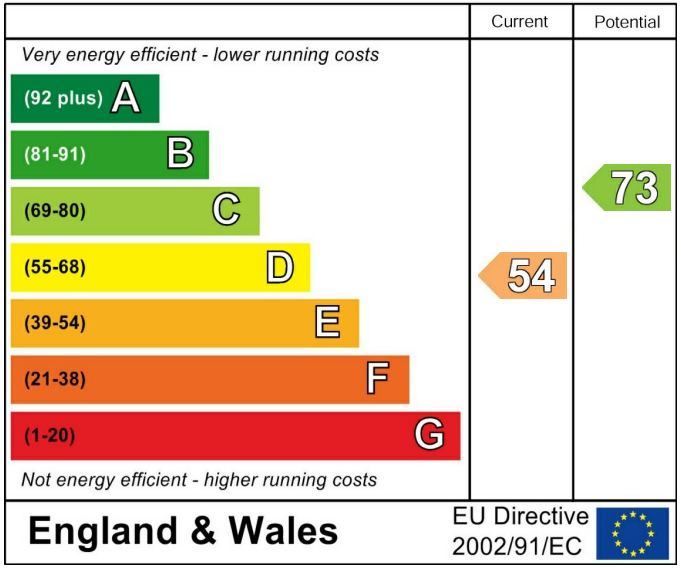
Council Tax Band

B

Energy Efficiency Rating



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