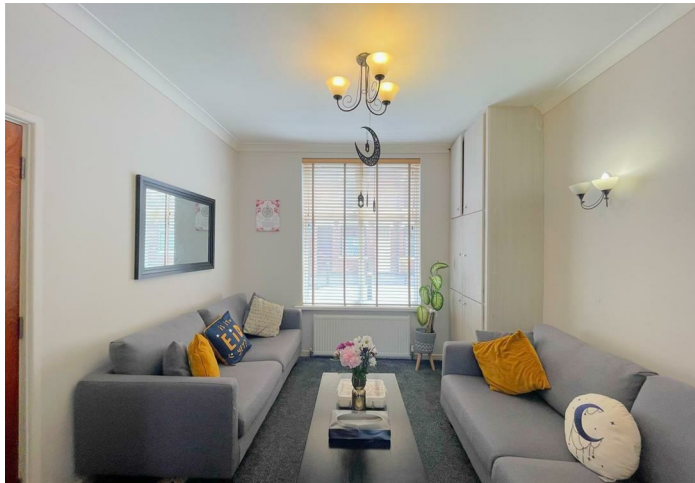


FOR SALE



# WILSON STREET HIGHFIELDS LEICESTER LE2 0BB

Offers Over  
**£300,000**

## FEATURES

- Freehold
- Walking distance to schools, shops and places of worship
- Five bedrooms
- Dining Room
- Bathroom + shower room + WC
- Sought after location
- Spacious terraced property
- Sitting Room
- Breakfast kitchen + Utility room
- Entrance hallway



 **SETHS**

# 5 Bedroom Mid Terraced House located in Highfields

## GROUND FLOOR

### ENTRANCE HALLWAY

Carpeted, radiator, staircase leading to first floor

### SITTING ROOM

10'11" x 10'2"

Carpeted, radiator, uPVC double glazed window, double doors leading to dining room

### DINING ROOM

11'11" x 10'7"

Carpeted, radiator, gas fire, uPVC double glazed window

### BREAKFAST KITCHEN

16'6" x 7'6"

Wall and base units with worktops over, space for Rangemaster cooker, extractor hood, sink with mixer tap and drainer, plumbing for washing machine, partly tiled walls, tiled flooring, space for breakfast table, radiator, storage cupboard, uPVC double glazed window, uPVC double glazed door, opening to utility room

### UTILITY ROOM

7'10" x 6'6"

Wall and base units with worktops over, space for fridge / freezer, space for tumble dryer, uPVC double glazed door to rear yard

### BATHROOM

WC, wash hand basin with mixer tap, bathtub with shower overhead, radiator, tiled flooring, tiled walls, extractor fan, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

14'3" x 11'5"

Carpeted, radiator, x2 uPVC double glazed windows

### BEDROOM 2

12'2" x 8'10"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

13'4" x 7'8"

Carpeted, radiator, uPVC double glazed window

### WC

WC, wash hand basin with mixer tap and vanity units, storage cupboard, tiled flooring, tiled walls, radiator, uPVC double glazed window

## SECOND FLOOR

### BEDROOM 4

12'2" x 8'10"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

### BEDROOM 5

12'2" x 7'7"

Carpeted, radiator, eaves storage, skylight window

### SHOWER ROOM

WC, wash hand basin with mixer tap, shower cubicle, radiator, tiled flooring, tiled walls, eaves storage, skylight window

### OUTSIDE

Slabbed yard to the rear with brick walls surround

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: B

Council Tax Rate: £1,872.67

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

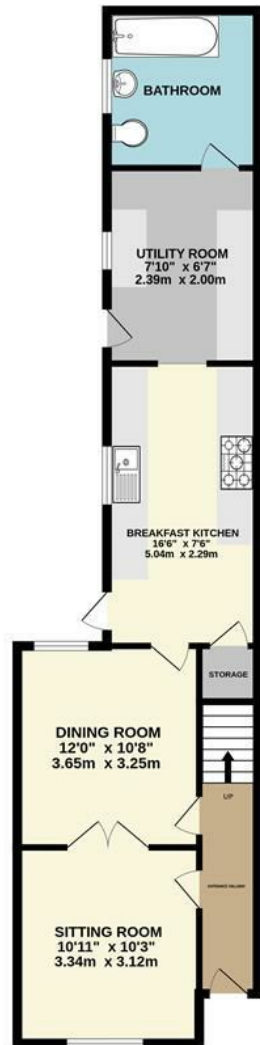
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

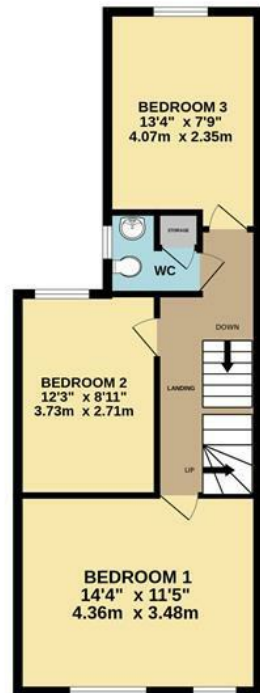


UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

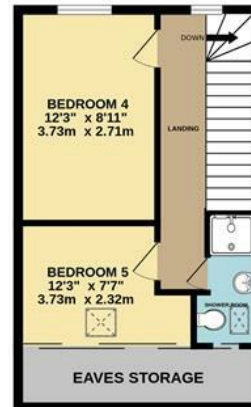
GROUND FLOOR



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

B

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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.

**SETHS**