House - Terraced

BEAUMANOR ROAD
ABBEY LANE
LEICESTER
LE4 5QD

Offers Over

£165,000

FEATURES

- Three Bedrooms
- Lounge
- Kitchen
- Ideal for First Time Buyers and Investors
- Terraced
- Dining Room
- Bathroom on Ground Floor
- Upgrading Works Required

3 1 2

SETHS

3 Bedroom House - Terraced located in Leicester

LOUNGE
11'1" x 10'11"
Carpeted flooring, radiator, window facing the front aspect, providing access to the dining room, in built storage cupboard including gas metre

DINING ROOM
11'2" x 10'11"
Carpeted flooring, radiator, window facing the rear aspect, access to the kitchen

KITCHEN
12'7" x 6'1"
Laminate flooring, space for gas cooker, space for fridge, stainless steel sink, base and eye level units, window facing the side aspect, gas powered combination boiler, plumbing for washing machine, providing access to lobby

LOBBY
Laminate flooring, access to the garden and bathrooom

BATHROOM
Laminate flooring, toilet, polyvinyl bathtub with mixer, wash hand basin, radiator, window facing the side aspect.

FIRST FLOOR

LANDING
Carpeted flooring, loft, providing access to the first and second bedroom

BEDROOM 1
11'4" x 11'1"
Carpeted flooring, radiator, bay fronted window facing the front aspect.

BEDROOM 2
11'4" x 10'10"
Carpeted flooring, radiator, double glazed window facing the rear aspect, storage cupboard located over the stairs, door leading to bedroom three.

BEDROOM 3
11'6" x 6'1"
Carpeted flooring, radiator, window facing the rear aspect.

OUTSIDE
To the rear there is a paved garden secluded by a brick built perimeter, wooden gate leading to a shared passage, shed.

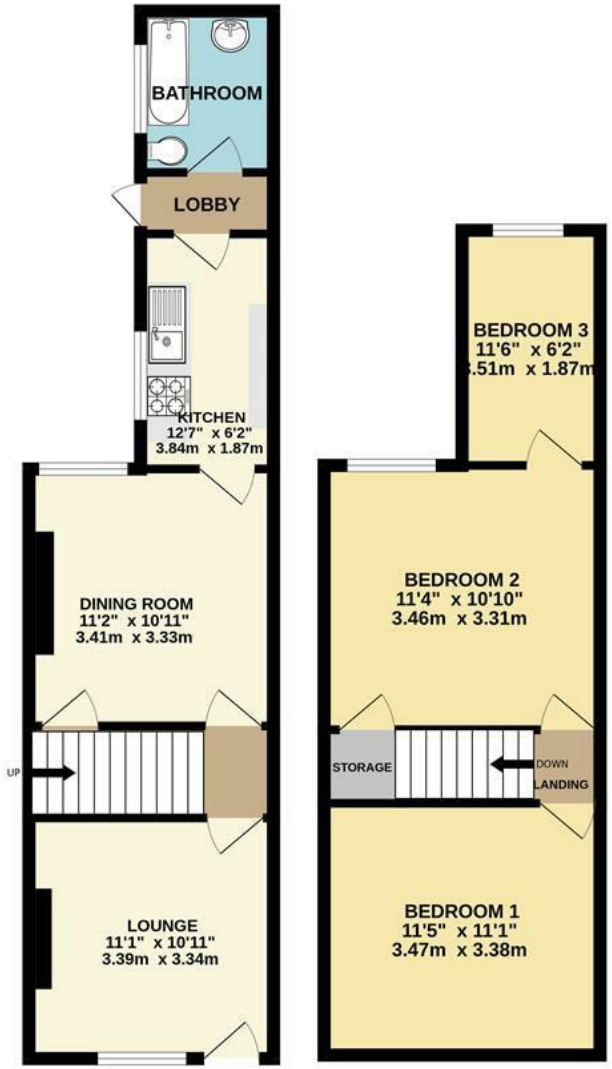
FREEHOLD

COUNCIL TAX BAND - A

BREAD

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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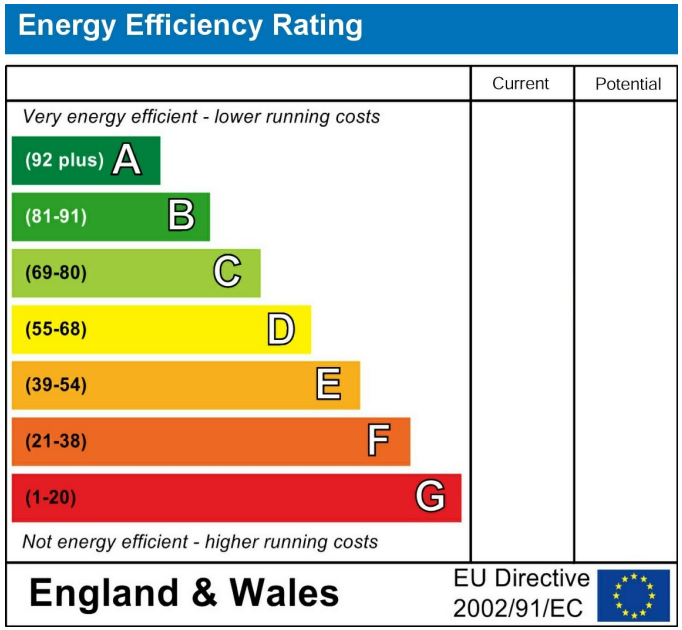

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

SETHS