FREEHOLD








Bungalow - Detached (EPC Rating: D)

# FAIRFAX ROAD, LEICESTER, LE4 9EH

## PRICE:

# £255,000

SETHS

3 1 1 D

# 3 Bedroom Bungalow - Detached located in Leicester

***** THREE BEDROOMS - BUNGALOW - DETACHED - NORTHFIELDS *****

**Seths Estate Agents are pleased to bring to market this three-bedroom detached bungalow located on Fairfax Road in the popular residential area of Northfields, Leicester. Offering all accommodation on one level, this is an ideal opportunity for those seeking comfortable and convenient single-storey living.**

**To the rear, the property features a slabbed garden enclosed by a combination of brick-built and wooden fenced perimeter, with a large gate providing vehicular access and parking within the garden, along with a brick-built storage shed.**

**Internally, the property comprises an entrance porch, entrance hall, a lounge, a well-appointed kitchen, a conservatory — providing a lovely additional living space with direct access to the rear garden — three well-proportioned bedrooms, and a bathroom. The property benefits from laminate flooring throughout the majority of the accommodation.**

**Contact Seths today to arrange a viewing**

## GROUND FLOOR

### PORCH
Tiled flooring, double-glazed surrounds. Accessed via a uPVC double-glazed door to the front aspect. Provides access to the entrance hall.

### ENTRANCE HALL
15'5" x 2'6"
Laminate flooring, radiator. Provides access to all rooms.

### LOUNGE
11'3" x 10'7"
Laminate flooring, spotlighting, double-glazed window to the rear aspect. Provides access to the kitchen.

### KITCHEN
10'7" x 5'5"
Tiled flooring, radiator, base and eye-level units, four-ring gas hob with integrated extractor over, stainless steel sink, space and plumbing for washing machine, panelled walls, double-glazed window to the side aspect. uPVC door providing access to the rear garden. Provides access to the conservatory.

### BEDROOM ONE
11'6" x 10'2"
Laminate flooring, radiator, spotlighting, storage cupboard housing the meters, double-glazed bay window to the front aspect.

### BEDROOM TWO
11'6" x 11'4"
Laminate flooring, radiator, double-glazed bay window to the front aspect.

### BEDROOM THREE
11'6" x 11'2"
Laminate flooring, radiator, double-glazed window to the rear aspect.

### BATHROOM
7'4" x 4'5"
Vinyl flooring, tiled walls, standing radiator, standing shower with mixer function, wash hand basin, WC.



## CONSERVATORY

11'5" x 9'8"

Vinyl flooring, space for large fridge freezer, space and plumbing for washing machine, double-glazed windows to the surrounding aspects. uPVC door providing access to the rear garden.



## OUTSIDE

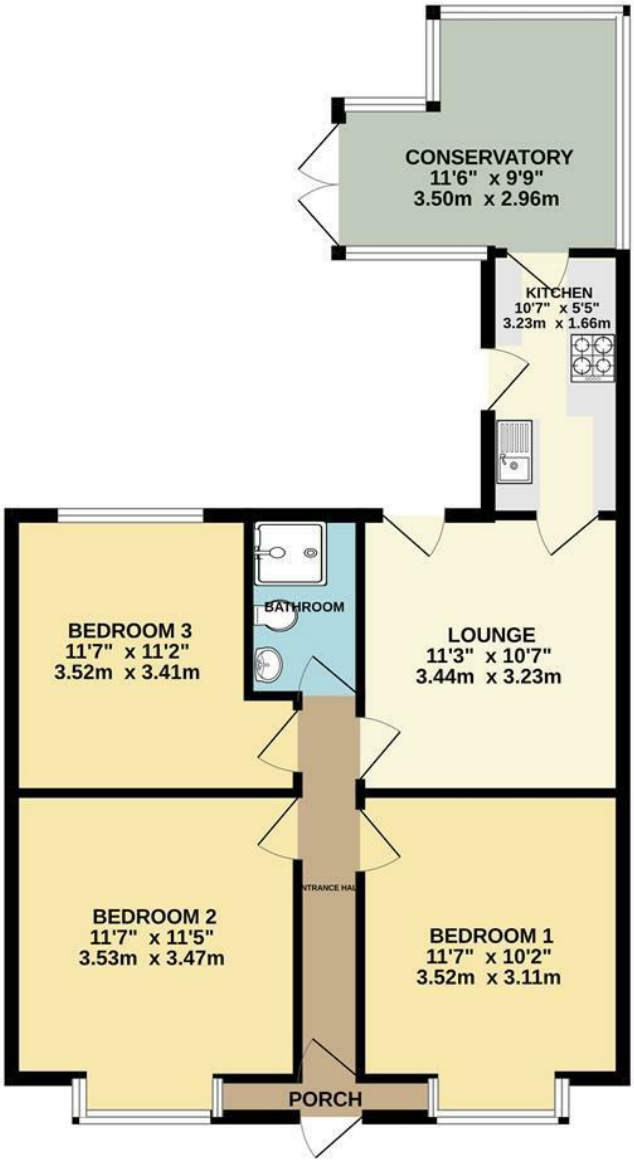
To the rear, the property features a slabbed garden, secluded by a combination of brick-built and wooden fenced perimeter. A large gate provides vehicular access into the garden with parking for one vehicle. There is also access to a brick-built shed.

## ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: D
Council Tax Band: B
Council Tax Rate: £1,966.81
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband



GROUND FLOOR

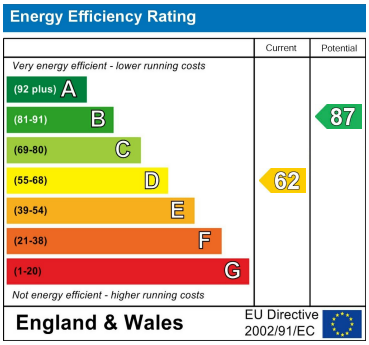



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Performance Graph




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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.

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