

FOR SALE

MERE ROAD
SPINNEY HILLS
LEICESTER
LE5 3HT

£259,000

FEATURES

- No chain
- Sought after location
- Two Reception Rooms
- Kitchen
- Cavity wall insulation
- Freehold
- Three bedrooms spanning over three storeys
- Two bathrooms
- Rear yard
- Gas central heating with new Bosch boiler



 **SETHS**

3 Bedroom End Terraced House for sale in Leicester

GROUND FLOOR

RECEPTION ROOM 1

12'2" x 11'8"

Carpeted, radiator, uPVC double glazed bay window

RECEPTION ROOM 2

12'2" x 11'11"

Carpeted, radiator, gas fireplace, uPVC double glazed window

KITCHEN

15'11" x 5'5"

Wall and base units with worktops over, sink with mixer tap, 4 ring freestanding gas cooker with oven/grill, plumbing for washing machine, lino flooring, partly tiled walls, uPVC double glazed window

LOBBY

uPVC double glazed door leading to rear yard

BATHROOM

WC, wash hand basin with splashback tiles, bathtub, lino flooring, partly tiled walls, radiator, extractor fan, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

12'2" x 11'7"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

11'11" x 9'4"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with splashback tiles, bathtub, lino flooring, partly tiled walls, radiator, uPVC double glazed window

SECOND FLOOR

BEDROOM 3

12'2" x 11'10"

Carpeted, radiator, uPVC double glazed window

OUTSIDE

Small slabbed yard to the rear with low level brick walls surround

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A (Leicester City Council)

Council Tax Rate: £1,605.15

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

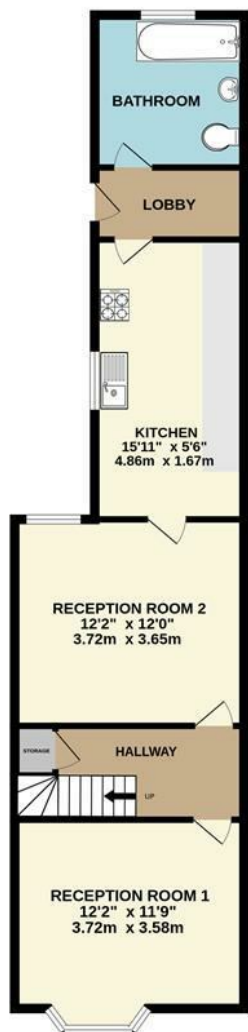
Mains Drainage: Yes

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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Call us on

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Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

