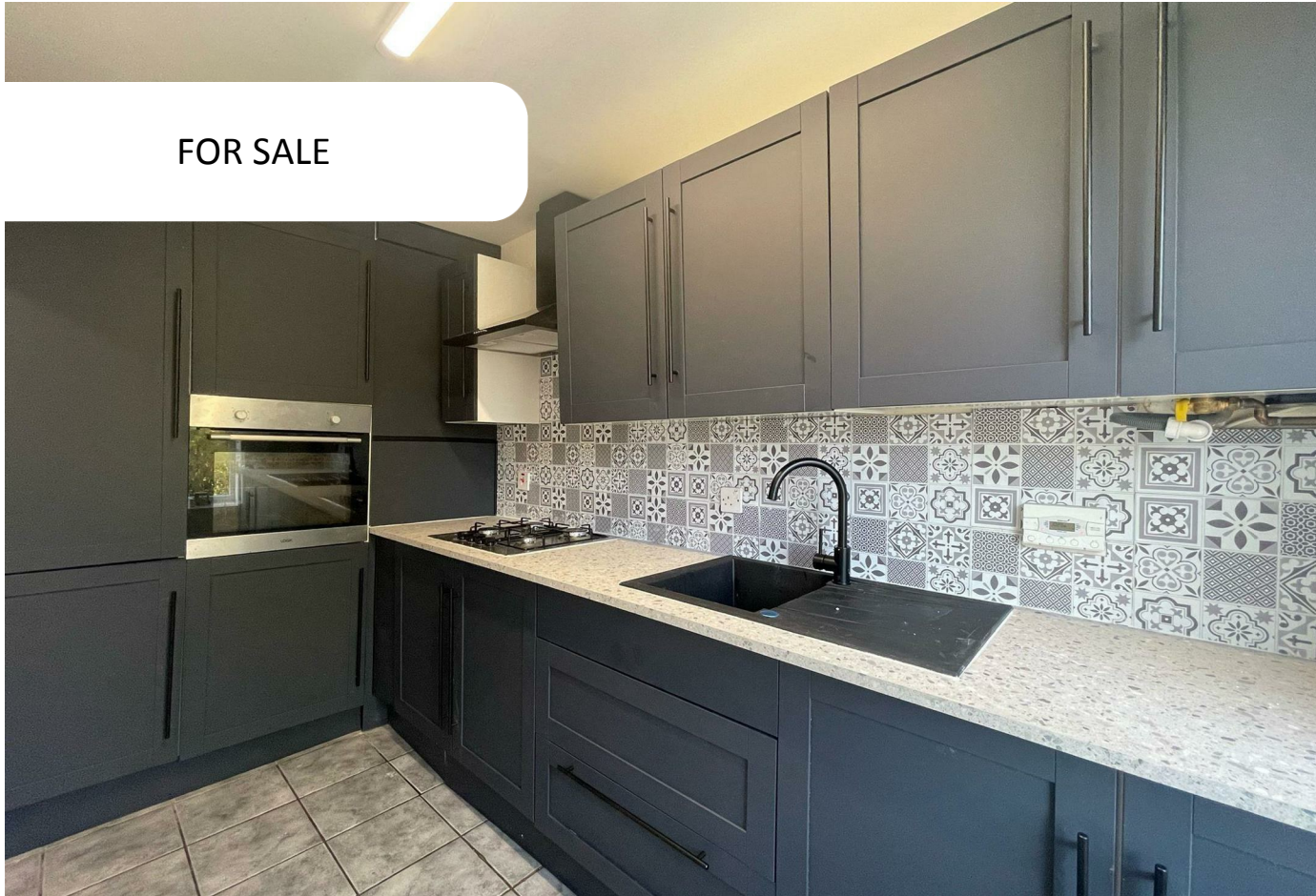


FOR SALE



CARTY ROAD  
HAMILTON  
LEICESTER  
LE5 1QS

Offers Over **£250,000**

#### FEATURES

- No Chain
- Three Storey End Town House
- Three double bedrooms inc a walk in wardrobe
- Lounge
- Rear garden
- Freehold
- Popular location
- Bathroom / Shower Room / Downstairs WC
- Kitchen
- Gated access to garage / driveway en bloc



**SETHS**

# 3 Bedroom End Town House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALL

Laminate flooring, radiator, storage cupboard

### LOUNGE

15'1" x 12'10"

Laminate flooring, radiator, understairs storage cupboard, uPVC French doors to rear garden, uPVC double glazed windows

### KITCHEN

11'10" x 6'2"

Wall and base units with worktops over, 4 ring gas hob with extractor hood, built-in oven, sink with mixer tap and drainer, space for fridge / freezer, tiled flooring, partly tiled walls, uPVC double glazed window

### DOWNSTAIRS WC

WC, wash hand basin, laminate flooring, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 2

12'11" x 10'2"

Laminate flooring, radiator, x2 uPVC double glazed window

### BEDROOM 3

12'9" x 10'3"

Laminate flooring, radiator, uPVC double glazed window

### BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, radiator, lino flooring, partly tiled walls, uPVC double glazed window

## SECOND FLOOR

### BEDROOM 1

13'0" x 12'11"

Carpeted, x2 radiators, walk-in wardrobe, uPVC double glazed window

### SHOWER ROOM

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

### OUTSIDE

To the front of the property is a slabbed pathway with access to the rear garden via a side door. There is a garage en bloc along with a driveway a short walk from the property which is accessed through secure gates. To the rear of the property is a low maintenance garden mainly grassed with wooden fence surrounds.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: C

Council Tax Rate: £2,037.80

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband

### NOTE

There is a Greenbelt Charge of approx £102.42 per annum and a Yearly Estate Rent of approx £550.86 per annum



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

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Council Tax Band

C

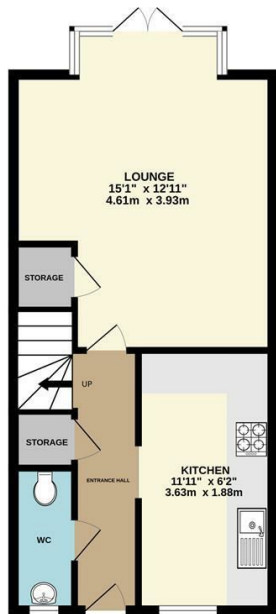
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</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	

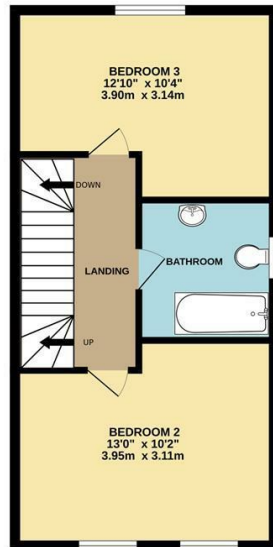
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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



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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