

FOR SALE



OXON WAY
ROWLATTS HILL
LEICESTER
LE5 4TU

£250,000

FEATURES

- No chain
- Popular location
- End Town House
- Lounge
- Shower Room
- Freehold
- Off road parking + garage
- Three Bedrooms
- Kitchen / Diner
- Garden



 **SETHS**

3 Bedroom End Town House located in LE5

GROUND FLOOR

ENTRANCE HALL

Laminate flooring, radiator, access to downstairs WC

DOWNSTAIRS WC

WC, wash hand basin, tiled flooring, tiled walls, uPVC double glazed window

LOUNGE

14'6" x 12'7"

Laminate flooring, radiator, uPVC double glazed window

KITCHEN / DINER

15'7" x 10'6"

Wall and base units with worktops over, 4 ring gas hob with extractor hood, in-built oven / grill, sink with mixer tap and drainer, plumbing for washing machine, plumbing for dishwasher, space for fridge / freezer, breakfast bar area, space for dining table, laminate flooring, partly tiled walls, uPVC double glazed window, French doors leading to rear garden, uPVC double glazed door leading to rear garden

FIRST FLOOR

BEDROOM 1

12'7" x 8'11"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 2

12'8" x 8'7"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

8'9" x 7'10"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, shower cubicle, tiled flooring, tiled walls, extractor fan, uPVC double glazed window

OUTSIDE

To the front of the property is a driveway with off road parking for a single car (potential for two). There is also access to a single garage via an up and over door. To the rear of the property is a good sized garden partly slabbed, partly laid to lawn with wooden fence surrounds. There is also access to the garage from the rear.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: C (Leicester City Council)

Council Tax Rate: £2,037.80

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



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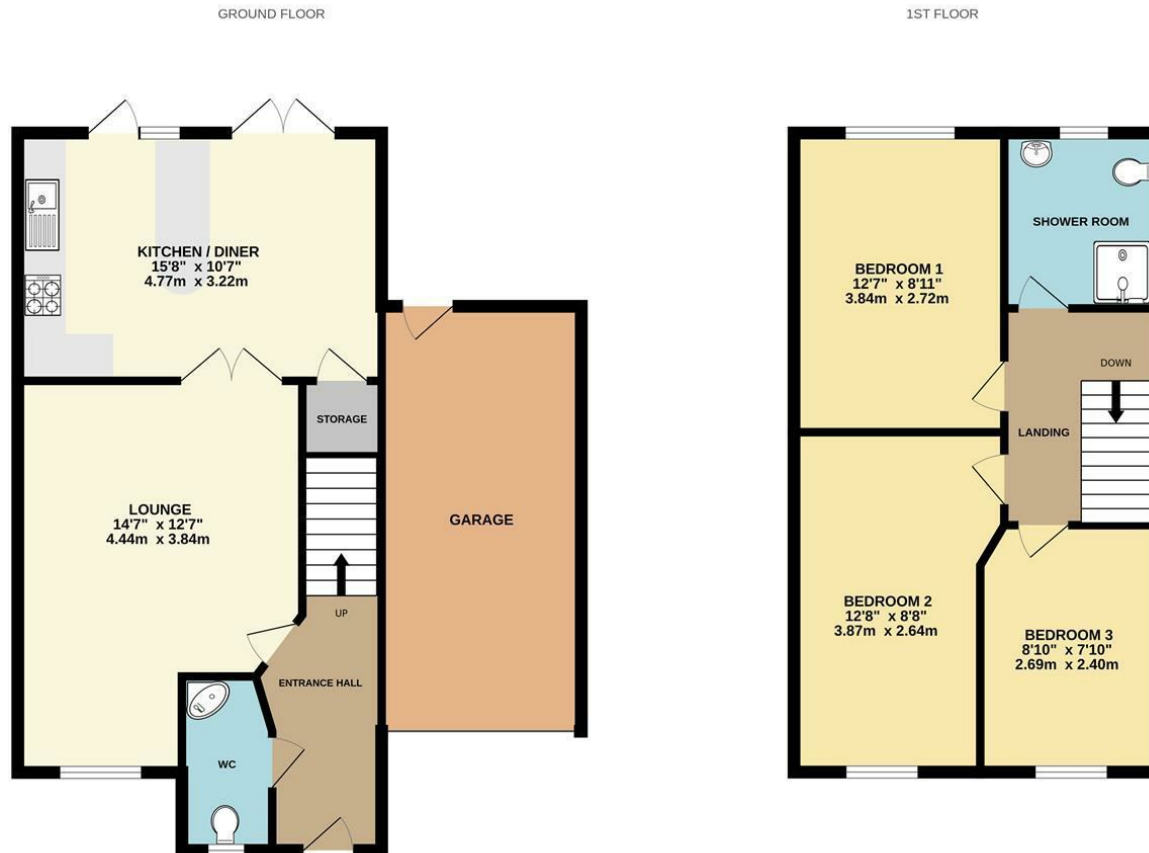
0116 266 9977

info@seths.co.uk

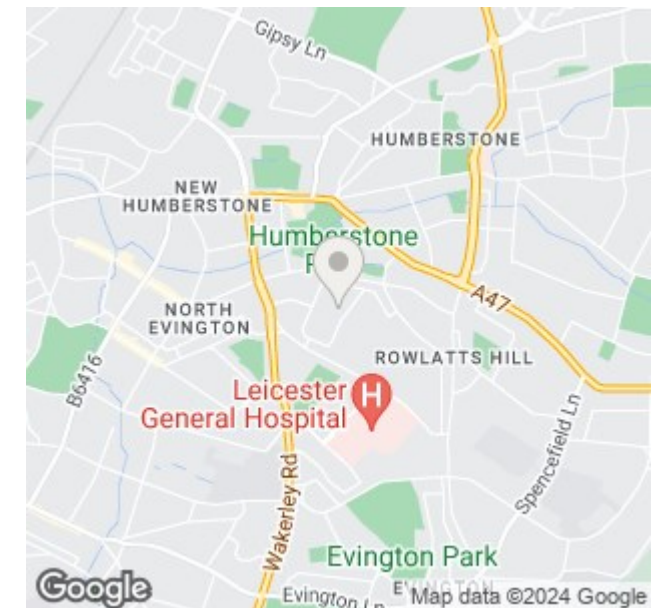
www.seths.co.uk

Council Tax Band

C



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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