

FOR SALE



COTTESMORE ROAD HUMBERSTONE LEICESTER LE5 3LN

£230,000

FEATURES

- No chain
- Walking distance to shops and places of worship
- 2 bedrooms
- Dining room
- Bathroom
- Sought after location
- Refurbished property
- Sitting room
- Kitchen
- Rear yard



 **SETHS**

2 Bedroom Mid Terraced House for sale in Leicester

GROUND FLOOR

SITTING ROOM

11'6" x 11'0"

Laminate flooring, radiator, uPVC double glazed window

DINING ROOM

11'10" x 11'1"

Laminate flooring, radiator, understairs storage cupboard, staircase leading to first floor, uPVC double glazed window

KITCHEN

12'5" x 6'2"

Wall and base units with worktops over, space for cooker with extractor hood, sink with mixer tap and drainer, plumbing for washing machine, laminate flooring, partly tiled walls, radiator, x2 uPVC double glazed windows, uPVC double glazed door providing access to the yard.

FIRST FLOOR

BEDROOM 1

12'6" x 11'5"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

11'8" x 6'0"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BATHROOM

11'8" x 6'0"

WC, wash hand basin, bathtub with shower overhead, vinyl flooring, partly tiled walls, radiator, uPVC double glazed window.

OUTSIDE

Mainly slabbed yard with low level brick walls and wooden fence surrounds. There is the added benefit of two brick built storage sheds.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,685.83

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

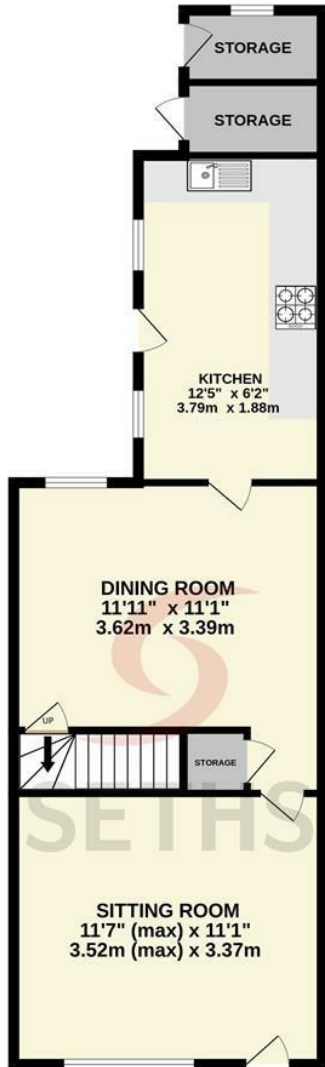
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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

GROUND FLOOR



1ST FLOOR



Call us on

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Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

