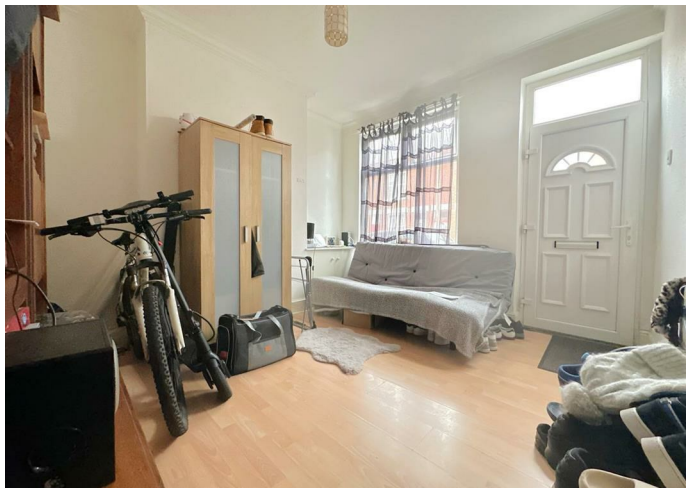


WILLOW BROOK ROAD, OFF HUMBERSTONE ROAD, LEICESTER, LE5 0FH

Offers Over

£250,000

FEATURES

- Mid Terraced House
- Three Bedrooms
- Sitting Room
- Dining Room
- Downstairs Bathroom & Upstairs W/C
- Rear Yard
- Gas Central Heating
- Double Glazed Windows
- Close To Local Amenities
- Freehold

3 1 2 E

SETHS

3 Bedroom Mid - Terraced House in Leicester

GROUND FLOOR

SITTING ROOM
11'9" x 11'1"
Laminate flooring, radiator, double glazed window facing front aspect.

DINING ROOM
11'11" x 11'1"
Laminate flooring, under stairs cupboard, radiator, staircase to first floor, uPVC double glazed window facing rear aspect.

KITCHEN
13'3" x 6'8"
Wall and base units with worktops over, sink with mixer tap and drainer, space for washing machine, space for cooker, tiled flooring, partly tiled walls, uPVC double glazed window facing rear aspect.

LOBBY
Tiled flooring, door to rear.

BATHROOM
WC, wash hand basin with mixer tap, bathtub with mixer tap, radiator, tiled flooring, x2 uPVC double glazed windows facing rear aspect.

FIRST FLOOR

BEDROOM 1
12'7" x 11'10"
Carpeted flooring, radiator, uPVC double glazed window facing front aspect.

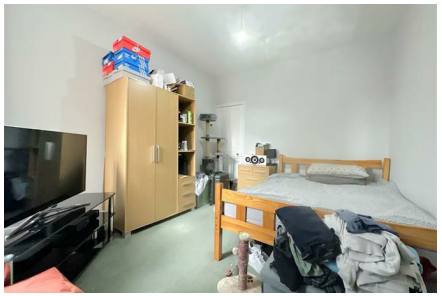
BEDROOM 2
11'10" x 9'10"
Carpeted flooring, storage cupboard, radiator, uPVC double glazed window facing rear aspect.

BEDROOM 3
9'3" x 6'8"
Carpeted flooring, radiator, uPVC double glazed window facing rear aspect.

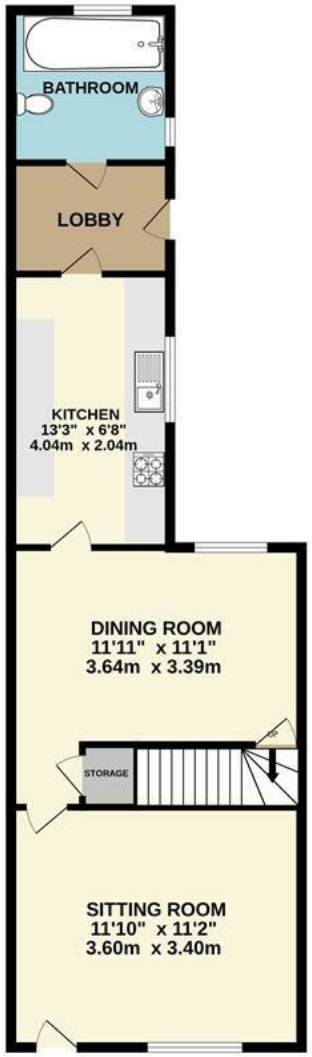
W/C
WC, wash hand basin with mixer tap, tiled walls, tiled flooring, double glazed window facing rear.

OUTSIDE
Slabbed yard to the rear with wooden fence and brick wall surround

COUNCIL TAX BAND - A



GROUND FLOOR



1ST 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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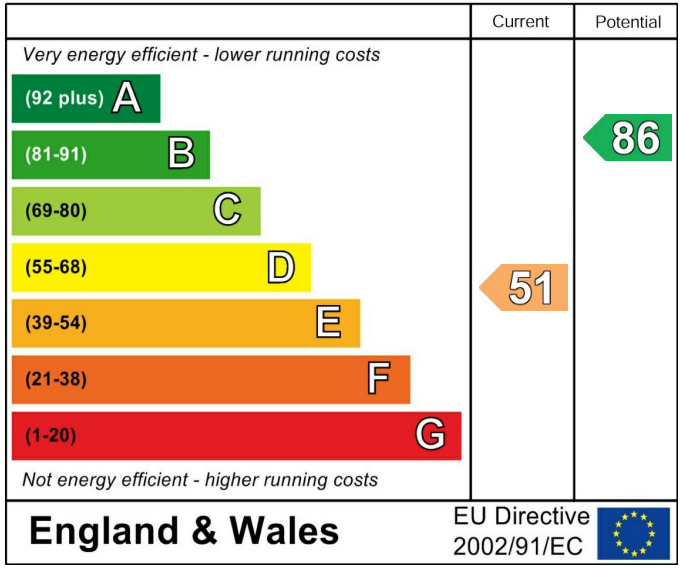

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

SETHS