# UPPINGHAM ROAD
# HUMBERSTONE
# LEICESTER
# LE5 0QE

## £175,000

FEATURES

- Upgrading works required
- Sought after location
- Walking distance to schools, shops and places of worship
- Three Reception Rooms
- Downstairs Shower Room
- Larger than average terrace
- Great transport links
- Three Bedrooms
- Kitchen
- CASH BUYERS ONLY

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SETHS

# 3 Bedroom End Terraced House for sale in Leicester

## GROUND FLOOR

## ENTRANCE HALL

## LOUNGE
11'6" x 10'11"
Carpeted, radiator, gas fireplace, single glazed bay window

## LIVING ROOM
12'2" x 11'5"
Carpeted, radiator, gas fireplace, single glazed window

## DINING ROOM
11'0" x 8'10"
Carpeted, radiator, single glazed window

## KITCHEN
8'10" x 6'10"
Wall and base units, sink with drainer, tiled flooring, partly tiled walls, radiator, single glazed window

## UTILITY ROOM
Tiled flooring, plumbing for washing machine, single glazed window

## SHOWER ROOM
WC, wash hand basin, shower cubicle, tiled flooring, tiled walls, uPVC double glazed window

## FIRST FLOOR

## BEDROOM 1
15'3" x 11'0"
Carpeted, radiator, single glazed window

## BEDROOM 2
11'6" x 9'7"
Carpeted, radiator, single glazed window

## BEDROOM 3
10'10" x 8'5"
Carpeted, radiator, single glazed window

## OUTSIDE
To the front of the house is a small garden with low level brick walls and wooden fence surround. To the rear of the property is a slabbed yard with wooden fence surround.

## ADDITIONAL INFO
Tenure: Freehold
EPC rating: tbc
Council Tax Band: A
Council Tax Rate: £1,457.01
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Ultrafast Full Fibre

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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Call us on

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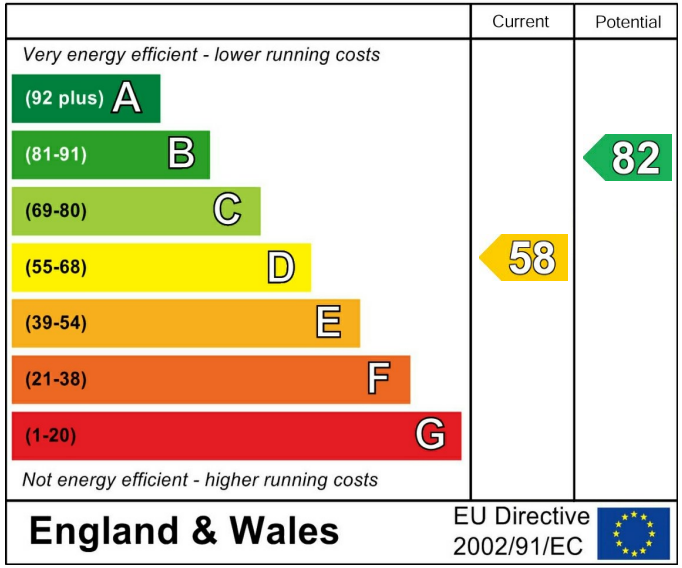
Council Tax Band

A

## Energy Efficiency Rating




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.

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