House - Semi-Detached

WANLIP AVENUE
BIRSTALL
LEICESTER
LE4 4JQ

Offers Over

£255,000

FEATURES

- Three Bedrooms
- Drive for Three Vehicles
- Gas Central Heating
- Large Garden
- Dining Room
- Semi Detached
- Garage
- Double Glazing
- Lounge
- Birstall

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SETHS

3 Bedroom House - Semi-Detached located in Leicester

ENTRANCE HALL
Wooden flooring, radiator, providing access to the first floor via carpeted stairs and all rooms on the ground floor, storage area located under the stairs.

LOUNGE
12'5" x 10'11"
Wooden flooring, radiator, double glazed bay window facing the front aspect.

DINING ROOM
11'0" x 10'11"
Wooden flooring, inbuilt storage cupboard, double-glazed window facing the rear aspect, access to the kitchen via a wooden door.

KITCHEN
7'5" x 7'5"
Laminate flooring, base and eye level units, space for cooker/oven, plumbing and space for a washer or dishwasher stainless steel sink, double glazed window facing the rear aspect, uPVC door leading to the garden.

FIRST FLOOR

LANDING

BEDROOM 1
12'8" x 9'11"
Carpeted flooring., in-built storage cupboard, double-glazed bay window facing the front aspect, radiator.

BEDROOM 2
10'7" x 10'4"
Carpeted flooring, radiator, in-built storage cupboard, double-glazed window facing the rear aspect,

BEDROOM 3
8'7" x 9'3"
Carpeted flooring, radiator, double-glazed window facing the front aspect.

BATHROOM
Tiled flooring, tiled walls, wash hand basin, toilet, double glazed window facing the rear aspect, polyvinyl bathtub with mixer shower, standing radiator.

OUTSIDE
The front of the property features a drive large enough for at least two vehicles, with metal up and over door to provide access to the garage. uPVC door providing access to the entrance hall. To the rear, the property features an ample garden, secluded by wooden fencing along the perimeter, concrete slabbed patio area and a grass lawn. Access to a utility room via a wooden door allows for plumbing for a washing machine and includes a gas-powered combination boiler. access to the garage via uPVC door.

GARAGE
Access from the front via a metal up-and-over door. providing access to the rear via uPVC door.

FREEHOLD

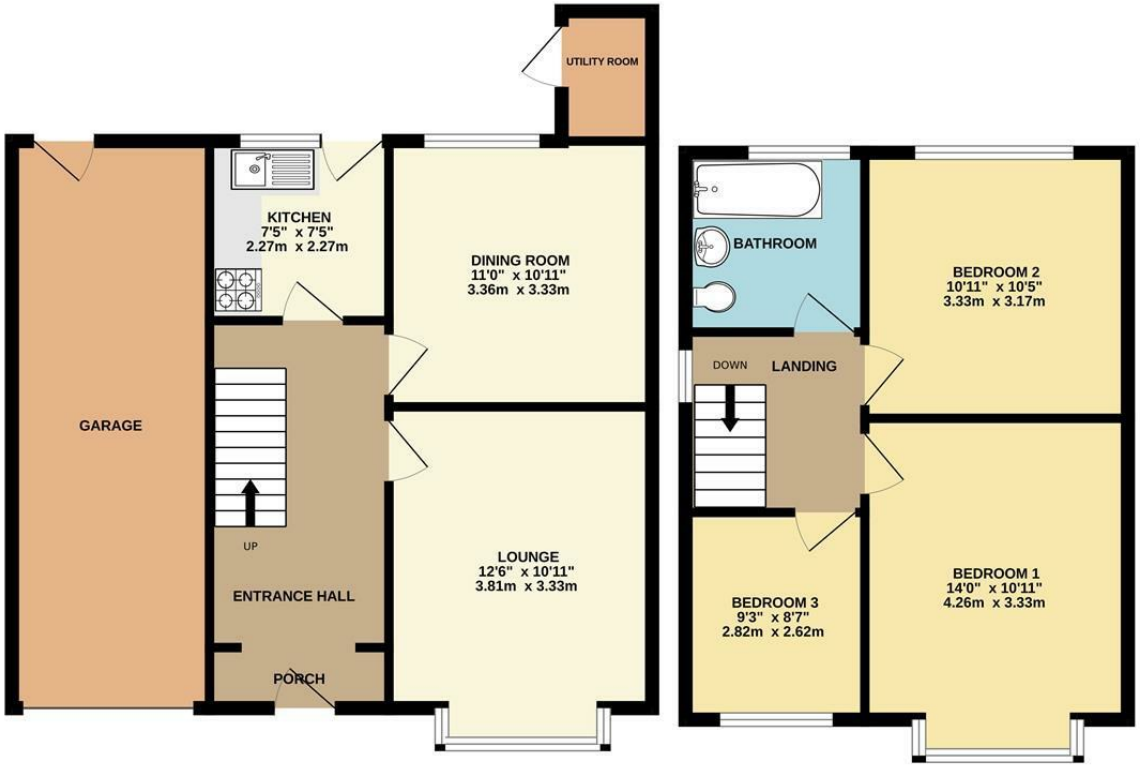
COUNCIL TAX BAND - C

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: C
Council Tax Band: C
Council Tax Rate: £1,887.44
Mains Gas: Yes
Mains Electricity: Yes

Mains Water: Yes
Mains Drainage: Yes
Broadband availability: 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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Council Tax Band

C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

SETHS