VENTNOR STREET
OFF ST. SAVIOURS ROAD
LEICESTER
LE5 5EX

£230,000

FEATURES

- Freehold
- Within walking distance to schools and places of worship
- End Terraced House
- Sitting Room
- Kitchen
- Sought after location
- Three Bedrooms
- Outbuilding with shower room
- Dining Room
- Downstairs bathroom with upstairs WC

3 2 2 D

SETHS

3 Bedroom End Terraced House for sale in LE5

GROUND FLOOR

SITTING ROOM
10'10" x 10'10"
Laminate flooring, radiator, uPVC double glazed window

DINING ROOM
12'2" x 10'10"
Laminate flooring, radiator, understairs storage cupboard, uPVC double glazed window

KITCHEN
13'0" x 6'7"
Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, space for fridge / freezer, plumbing for washing machine, radiator, lino flooring, partly tiled walls, uPVC double glazed window

LOBBY

BATHROOM
WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, lino flooring, partly tiled walls, radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 1
11'3" x 10'10"
Laminate flooring, radiator, uPVC double glazed window

BEDROOM 2
9'4" x 7'8"
Laminate flooring, radiator, uPVC double glazed window

BEDROOM 3
13'0" x 6'8"
Laminate flooring, radiator, uPVC double glazed window

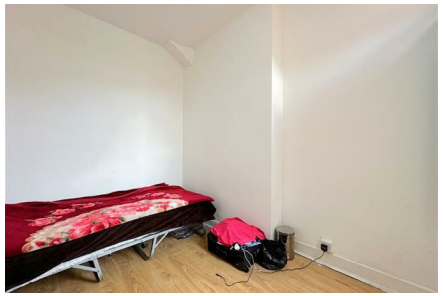
WC
WC, wash hand basin with mixer tap, lino flooring, extractor fan

OUTSIDE
To the rear of the property is a slabbed yard with brick walls surround and access to the outbuilding.

OUTBUILDING
17'1" x 9'4"
Laminate flooring, electric radiator, base units with sink and drainer, splashback tiles, uPVC double glazed window, access to shower room

SHOWER ROOM
Lino flooring, WC, wash hand basin, shower cubicle, extractor fan

ADDITIONAL INFO
Tenure: Freehold
EPC rating: D
Council Tax Band: A
Council Tax Rate: £1,528.34
Mains Gas: Yes (Main house)
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Ultrafast Full Fibre Broadband



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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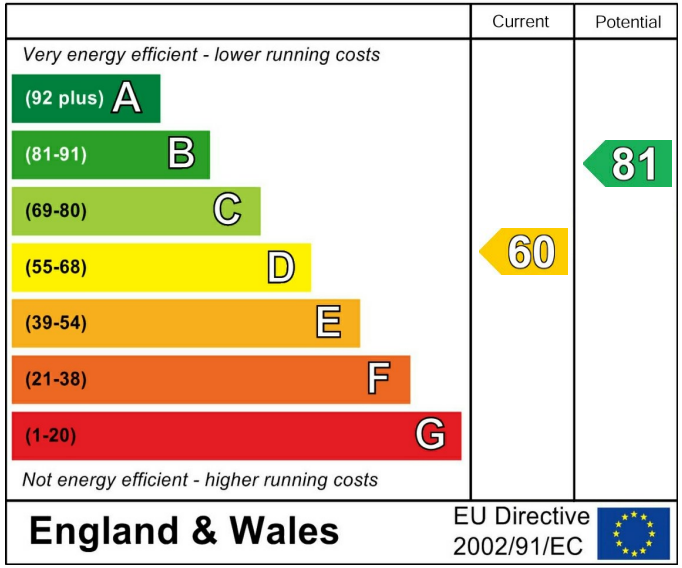
Council Tax Band

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.

SETHS