

FOR SALE



# HAREWOOD STREET OFF GREEN LANE ROAD LEICESTER LE5 3LY

## £239,950

### FEATURES

- No Chain
- 3 Bedrooms
- Perfect for investors / first time buyers
- Through lounge
- Downstairs wet rom + upstairs WC
- Freehold
- Mid Terraced House
- Popular location
- Kitchen
- Gas central heating



 **SETHS**

# 3 Bedroom Mid Terraced House located in Spinney Hills, Leicester

## GROUND FLOOR

### THROUGH LOUNGE

26'4" x 10'9"

Laminate flooring, x2 radiators, mantelpiece, x2 uPVC double glazed windows

### KITCHEN

12'0" x 5'8"

Wall and base units with worktops over, sink with mixer tap and drainer, space for cooker, lino flooring, extractor fan, uPVC double glazed window

### WET ROOM

WC, wash hand basin with mixer tap, space for bathtub, tiled flooring, tiled walls, extractor fan, radiator, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

10'10" x 11'4"

Laminate flooring, fitted wardrobes, radiator, uPVC double glazed window

### BEDROOM 2

12'2" x 9'5"

Laminate flooring, storage cupboard, radiator, uPVC double glazed window

### BEDROOM 3

8'0" x 5'11"

Laminate flooring, radiator, uPVC double glazed window

### WC

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

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: A (Leicester City Council)

Council Tax Rate: £1,605.15

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

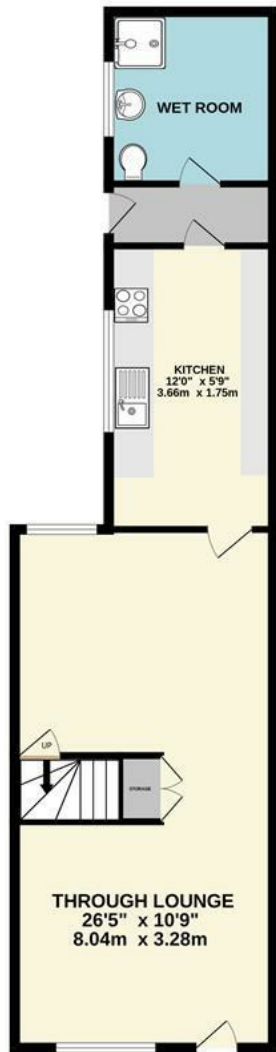
Broadband availability: Full Fibre Broadband



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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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

