MELBOURNE ROAD / DONNINGTON STREET HIGHFIELDS LEICESTER LE2 0GT

£325,000

FEATURES

- Freehold
- Popular location
- Walking distance to schools, shops and places of worship
- 5 Bedrooms in total
- uPVC double glazing
- Two self-contained flats
- Three storey property
- Chain free
- x2 lounges
- Gas central heating

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SETHS

5 Bedroom End Terraced House located in Highfields

GROUND FLOOR FLAT

LOUNGE
25'4" x 9'0"
Carpeted, radiator, uPVC double glazed window

KITCHEN / DINER
16'2" x 10'5"
Wall and base units with worktops over, 4 ring gas hob with in-built oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, space for dining table, lino flooring, partly tiled walls, x2 radiators, uPVC double glazed window

BEDROOM 1
12'6" x 12'6"
Carpeted, radiator, uPVC double glazed bay window

BEDROOM 2
12'11" x 10'2"
Carpeted, radiator, uPVC double glazed window

SHOWER ROOM
WC, wash hand basin with mixer tap and splashback tiles, bidet, shower cubicle, extractor fan, lino flooring, radiator, x2 uPVC double glazed windows

FIRST FLOOR FLAT

LOUNGE
16'2" x 12'7"
Carpeted, radiator, uPVC double glazed window

KITCHEN
14'7" x 9'0"
Wall and base units with worktops over, sink with mixer tap and drainer, 4 ring gas hob with built-in oven and extractor hood, plumbing for washing machine, space for fridge / freezer, lino flooring, radiator, x2 uPVC double glazed windows

BEDROOM 1
12'10" x 10'4"
Carpeted, radiator, uPVC double glazed window

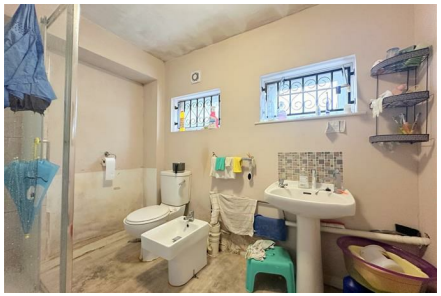
SHOWER ROOM
WC, wash hand basin, shower cubicle, extractor fan, radiator, uPVC double glazed window

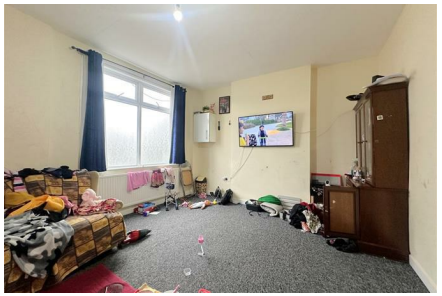
SECOND FLOOR

BEDROOM 2
15'4" x 12'8"
Carpeted, radiator, uPVC double glazed window

BEDROOM 3
9'4" x 7'11"
Carpeted, radiator, skylight window

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





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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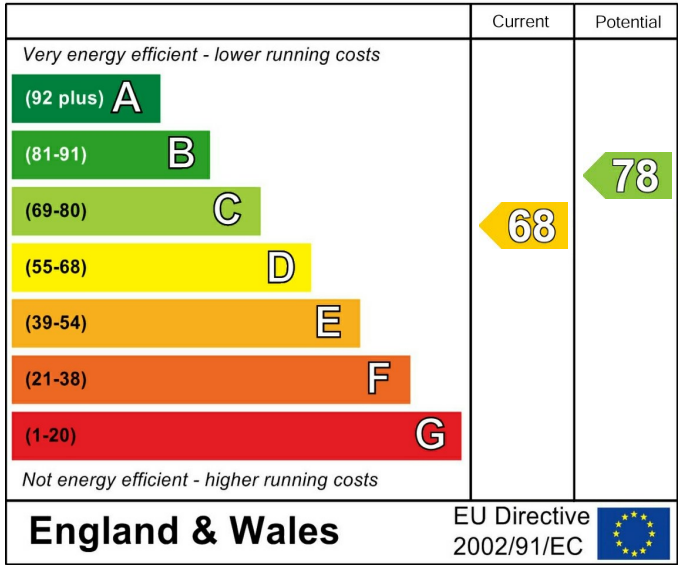
Council Tax Band

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.

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