

FOR SALE



# UPPINGHAM ROAD HUMBERSTONE LEICESTER LE5 0QE

## £220,000

### 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
- Entrance Hall



 **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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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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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.

