

FOR SALE



BLISSETT ROAD LEICESTER LE3 9HP

Offers Over **£250,000**

FEATURES

- Freehold
- Semi Detached
- Close to local schools, amenities and City Centre
- Modern Kitchen
- Large Garden
- 4 Bedrooms
- Perfect for first time buyers / investors
- Newly Extended + New Roof
- Contemporary Bathroom
- Potential to Extend Further (STPP)



SETHS

4 Bedroom House - Semi-Detached located in Leicester LE3

ENTRANCE HALL

Tiled flooring, radiator

THROUGH LOUNGE

23'1" x 12'4"

Laminate flooring, x2 radiators, double doors leading to bedroom / dining room, uPVC double glazed window

KITCHEN

9'9" x 9'0"

Wall and base units with worktops over, integrated 4 ring Russell gas hob, oven and microwave with integrated extractor hood above, sink with mixer tap and drainer, plumbing for dishwasher, integrated fridge/freezer, tiled flooring, partly tiled walls, radiators, x2 uPVC double glazed window

BEDROOM 4 / DINING ROOM

9'11" x 9'8"

Carpeted, radiator, x2 skylight windows, uPVC double doors leading to garden, uPVC double glazed windows

FIRST FLOOR

BEDROOM 1

12'6" x 11'1"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 2

11'2" x 10'2"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 3

7'11" x 7'10"

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

BATHROOM

WC, wash hand basin with mixer tap and vanity units, shower cubicle, standing radiator, tiled flooring, partly tiled walls, extractor fan, uPVC double glazed window

ADDITIONAL INFO

Tenure: Freehold

EPC rating: TBC

Council Tax Band: A

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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Council Tax Band

A

GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.5 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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