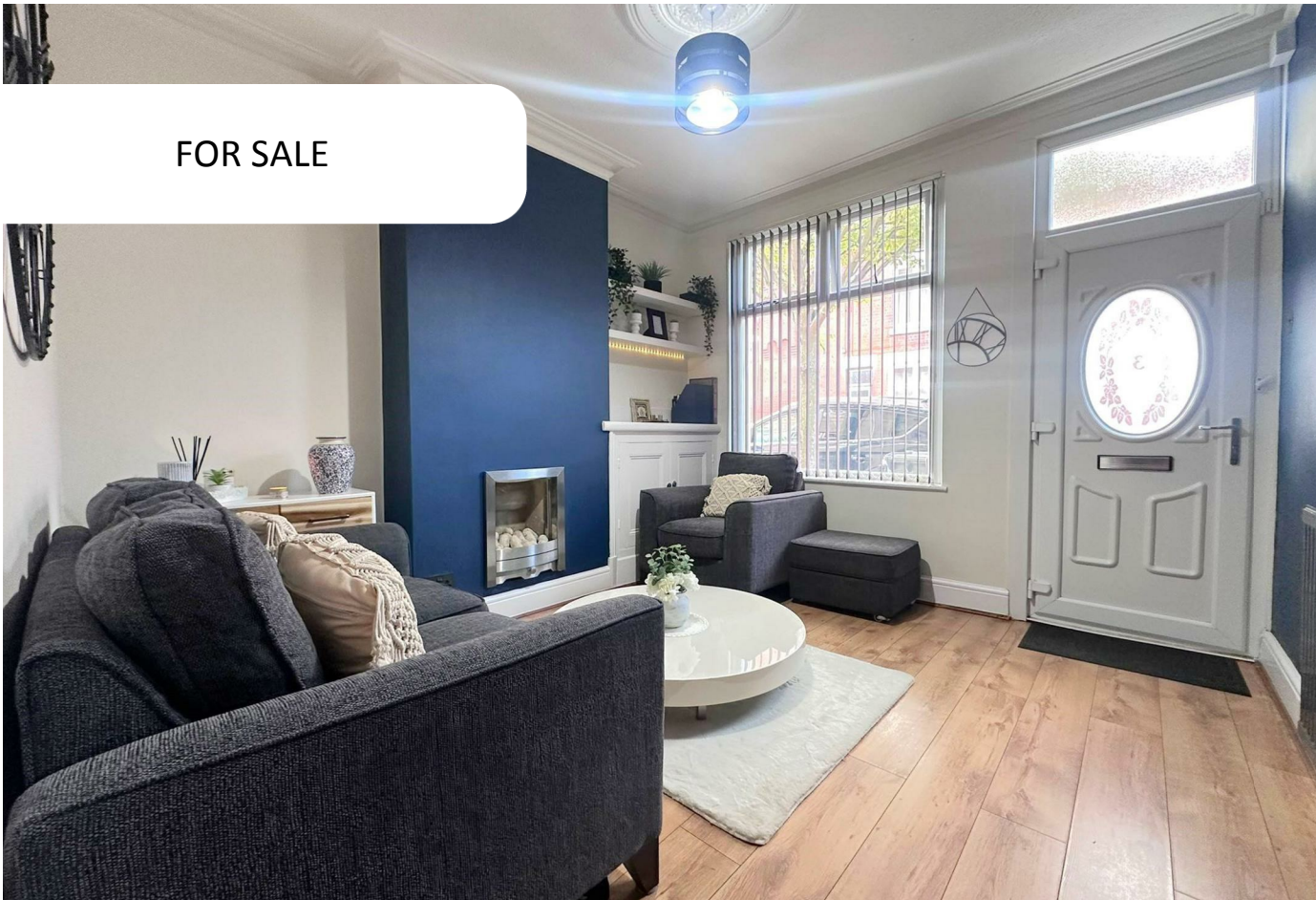


FOR SALE



WILNE STREET  
HIGHFIELDS  
LEICESTER  
LE2 0EA

£239,500

#### FEATURES

- Freehold
- Mid Terraced House
- Walking distance to schools, shops and places of worship
- Dining Room
- Shower Room
- Two Bedrooms + loft room
- Popular location
- Sitting Room
- Extended kitchen
- Rear yard



 **SETHS**

# 2 Bedroom Terraced House for sale in Highfields

## GROUND FLOOR

### SITTING ROOM

11'5" x 10'8"

Laminate flooring, radiator, electric fireplace, uPVC double glazed window

### DINING ROOM

11'7" x 10'8"

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

### KITCHEN

16'11" x 5'10"

Wall and base units with worktops over and under cabinet lights, sink with mixer tap and drainer, space for range master cooker, extractor hood, lino flooring, partly clad walls, radiator, plumbing for washing machine, space for fridge / freezer, x2 uPVC double glazed windows, uPVC French doors leading to rear yard

## FIRST FLOOR

### BEDROOM 1

11'6" x 10'8"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

### BEDROOM 2

11'8" x 7'8"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, shower cubicle, towel radiator, lino flooring, clad walls, uPVC double glazed window

## SECOND FLOOR

## LOFT ROOM

Carpeted, storage eaves, skylight window

## OUTSIDE

To the rear of the property is a small yard with artificial grass and brick walls / wooden fence surround.

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,528.34

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

Call us on  
**0116 266 9977**

[info@seths.co.uk](mailto:info@seths.co.uk)  
[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band  
**A**



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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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.

