

FREEHOLD



House - Semi-Detached

WANLIP AVENUE BIRSTALL LEICESTER LE4 4JQ

Offers Over

£255,000

FEATURES

- Three Bedrooms
- Drive for Three Vehicles
- Gas Central Heating
- Large Garden
- Dining Room
- Semi Detached
- Garage
- Double Glazing
- Lounge
- Birstall



 **SETHS**

3 Bedroom House - Semi-Detached located in Leicester

ENTRANCE HALL

Wooden flooring, radiator, providing access to the first floor via carpeted stairs and all rooms on the ground floor, storage area located under the stairs.

LOUNGE

12'5" x 10'11"

Wooden flooring, radiator, double glazed bay window facing the front aspect.

DINING ROOM

11'0" x 10'11"

Wooden flooring, inbuilt storage cupboard, double-glazed window facing the rear aspect, access to the kitchen via a wooden door.

KITCHEN

7'5" x 7'5"

Laminate flooring, base and eye level units, space for cooker/oven, plumbing and space for a washer or dishwasher stainless steel sink, double glazed window facing the rear aspect, uPVC door leading to the garden.

FIRST FLOOR

LANDING

BEDROOM 1

12'8" x 9'11"

Carpeted flooring., in-built storage cupboard, double-glazed bay window facing the front aspect, radiator.

BEDROOM 2

10'7" x 10'4"

Carpeted flooring, radiator, in-built storage cupboard, double-glazed window facing the rear aspect,

BEDROOM 3

8'7" x 9'3"

Carpeted flooring, radiator, double-glazed window facing the front aspect.

BATHROOM

Tiled flooring, tiled walls, wash hand basin, toilet, double glazed window facing the rear aspect, polyvinyl bathtub with mixer shower, standing radiator.

OUTSIDE

The front of the property features a drive large enough for at least two vehicles, with metal up and over door to provide access to the garage. uPVC door providing access to the entrance hall. To the rear, the property features an ample garden, secluded by wooden fencing along the perimeter, concrete slabbed patio area and a grass lawn. Access to a utility room via a wooden door allows for plumbing for a washing machine and includes a gas-powered combination boiler. access to the garage via uPVC door.

GARAGE

Access from the front via a metal up-and-over door. providing access to the rear via uPVC door.

FREEHOLD

COUNCIL TAX BAND - C

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: C

Council Tax Band: C

Council Tax Rate: £1,887.44

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Fibre



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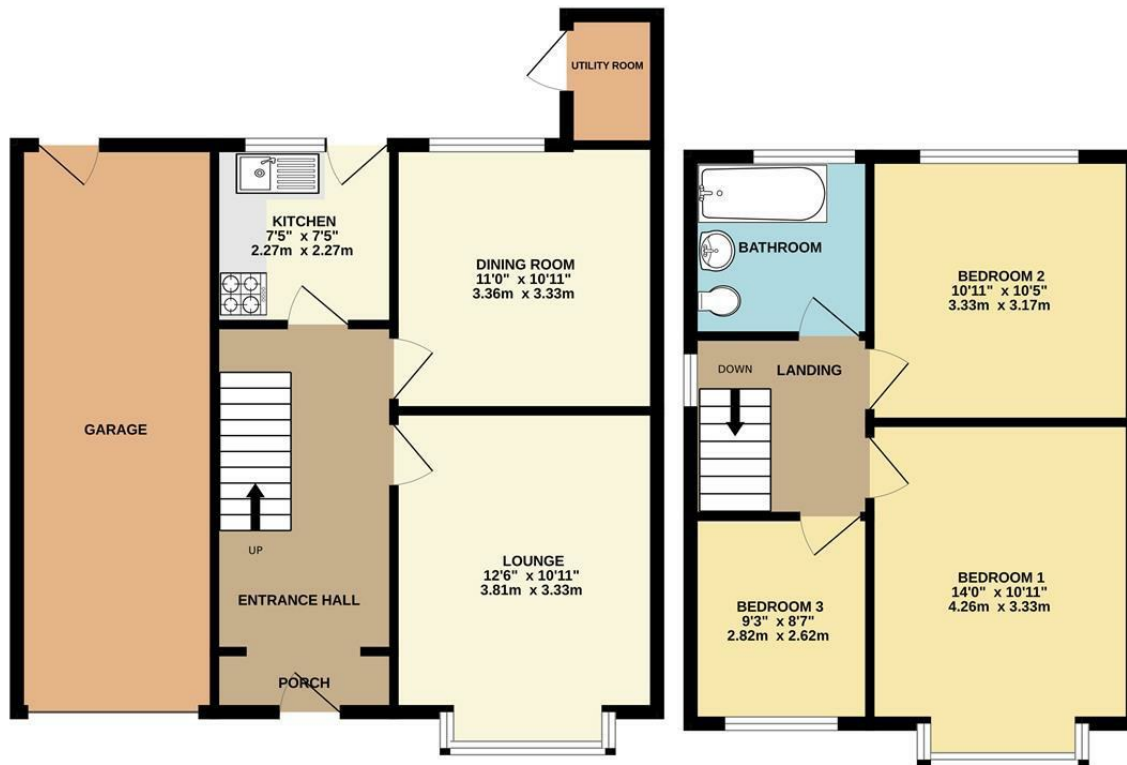
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Council Tax Band

C

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	65	
(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	

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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