

FOR SALE



CHAUCER STREET, STONEYGATE, LEICESTER, LE2 1HD

£285,000

FEATURES

- Investment opportunity
- Great location
- 6 Bedrooms
- Kitchen / Diner
- Bathroom with separate shower and WC
- Freehold
- Within walking distance of Universities and City Centre
- Lounge
- Three Storey
- Yard



 **SETHS**

6 BEDROOM VILLA LOCATED IN STONEYGATE

BASEMENT

GROUND FLOOR

ENTRANCE HALLWAY

Laminate flooring, radiator, staircase to first floor and basement

LOUNGE

14'10" (to bay) x 12'10"

Laminate flooring, radiator, single glazed bay window

KITCHEN

17'10" x 9'1"

Wall and base units with worktops over, 4 ring gas hob, x2 sinks with mixer taps and drainer, electric oven / grill, plumbing for washing machine, space for fridge / freezer, space for dining table, x2 single glazed windows, door to rear yard

BEDROOM 6

12'0" x 10'6" (max)

Laminate flooring, radiator, single glazed window

WC

WC, wash hand basin with mixer tap, splashback tiles, lino flooring, single glazed window

FIRST FLOOR

BEDROOM 1

16'7" (max) x 14'5" (to bay)

Laminate flooring, radiator, single glazed bay window, single glazed window

BEDROOM 2

12'0" x 10'7"

Laminate flooring, radiator, single glazed window

BEDROOM 3

12'10" x 9'2" (max)

Laminate flooring, radiator, single glazed bay window

BATHROOM

WC, wash hand basin, bathtub, lino flooring, partly tiled walls, radiator, single glazed window

SHOWER ROOM

Shower cubicle, tiled walls, single glazed window

SECOND FLOOR

BEDROOM 4

16'8" x 12'4"

Laminate flooring, radiator, single glazed window

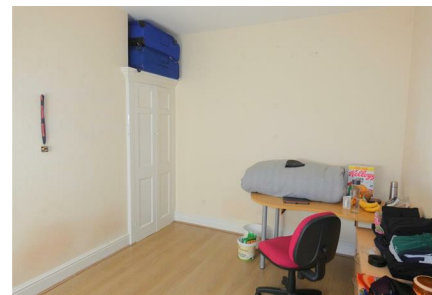
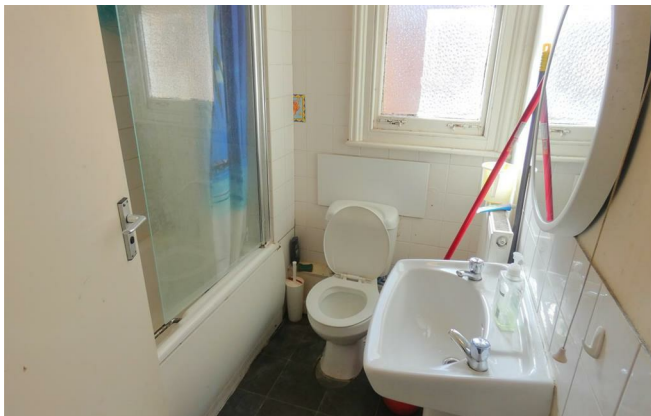
BEDROOM 5

9'7" x 8'9"

Laminate flooring, radiator, single glazed window

OUTSIDE

To the rear of the property is a slabbed yard with brick walls surround




Call us on
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Council Tax Band
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.



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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