

FOR SALE



CHARLOCK ROAD
HAMILTON
LEICESTER
LE5 1RX

£290,000

FEATURES

- Popular location
- Semi-Detached House
- Off road parking with potential for multiple cars
- Kitchen
- Bathroom
- Potential to extend (stpp)
- 3 Bedrooms
- Lounge
- Conservatory
- Low maintenance garden



 **SETHS**

3 Bedroom Semi-Detached House in Leicester

GROUND FLOOR

ENTRANCE AREA

LOUNGE

16'0" x 10'3"

Carpeted, radiator, uPVC double glazed window

KITCHEN

13'1" x 9'0"

Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, tiled flooring, partly tiled walls, plumbing for washing machine, storage cupboard, uPVC double glazed window

CONSERVATORY

Tiled flooring with underfloor heating, uPVC French doors leading to rear garden

FIRST FLOOR

BEDROOM 1

13'9" x 9'4"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

10'0" x 6'5"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

7'1" x 7'0"

Carpeted, radiator, uPVC double glazed window

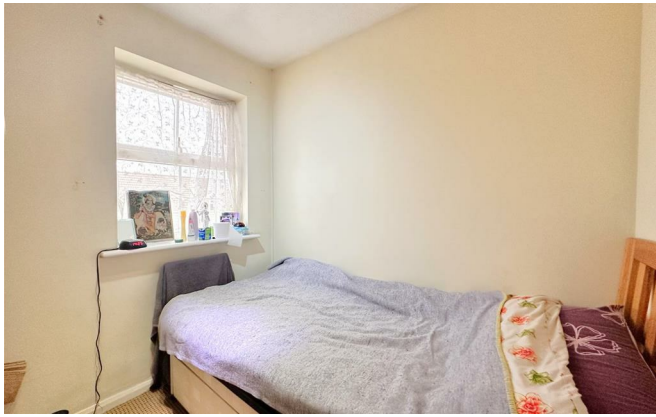
BATHROOM

3 pc suite comprising of WC, wash hand basin with vanity units and a bathtub with shower overhead, lino flooring, tiled walls, radiator, uPVC double glazed window

OUTSIDE

To the front of the property is a driveway with space for 1 car (potential for multiple). There is also ample space to the side of the property allowing room for a potential extension subject to necessary planning consent. To the rear of the property is a low maintenance garden mainly laid to lawn with wooden fence surrounds.

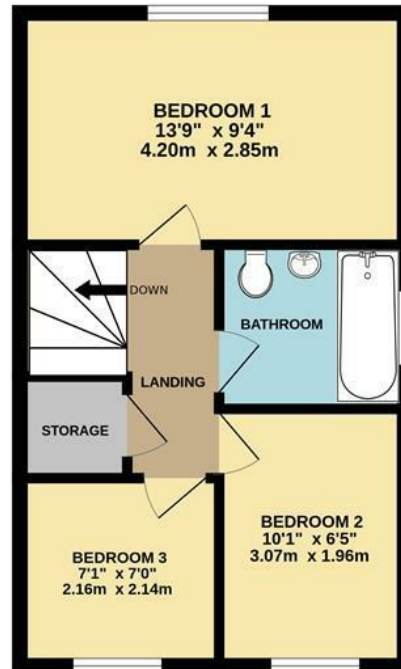
COUNCIL TAX BAND - B



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

B

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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