

FOR SALE



**OXON WAY  
ROWLATTS HILL  
LEICESTER  
LE5 4TU**

Offers Over

**£225,000**

FEATURES

- No chain
- Great location
- Off road parking for 2 cars
- Kitchen
- Downstairs WC
- Freehold
- 2 Bedrooms
- Lounge / Diner
- Family Bathroom
- Gas central heating



**SETHS**

# 2 Bedroom Mid Town House for sale in Rowlatts Hill

## GROUND FLOOR

### ENTRANCE HALLWAY

Laminate flooring, staircase to first floor, access to downstairs WC

### LOUNGE / DINER

13'3" x 12'10"

Laminate flooring, radiator, under stairs storage cupboard, uPVC double glazed window, uPVC double glazed French doors to rear garden

### KITCHEN

13'3" x 12'10"

Wall and base units with worktops over, 4 ring gas hob with extractor hood, built in oven / grill, sink with mixer tap and drainer, plumbing for washing machine, laminate flooring, uPVC double glazed window

### WC

WC, wash hand basin, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

12'6" x 12'4"

Carpeted, radiator, x2 storage cupboards, uPVC double glazed window

### BEDROOM 2

11'1" x 6'5"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

3 pc suite comprising of WC, wash hand basin with mixer tap and bathtub with, lino flooring, partly tiled walls, radiator, uPVC double glazed window

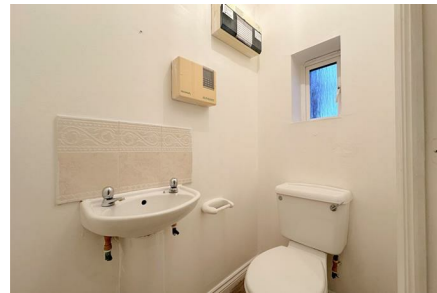
## OUTSIDE

To the front of the property is a driveway for 2 cars. To the rear of the property is a good sized garden mainly laid to lawn with wooden fence surrounds.

## COUNCIL TAX BAND - B

(Leicester City Council)





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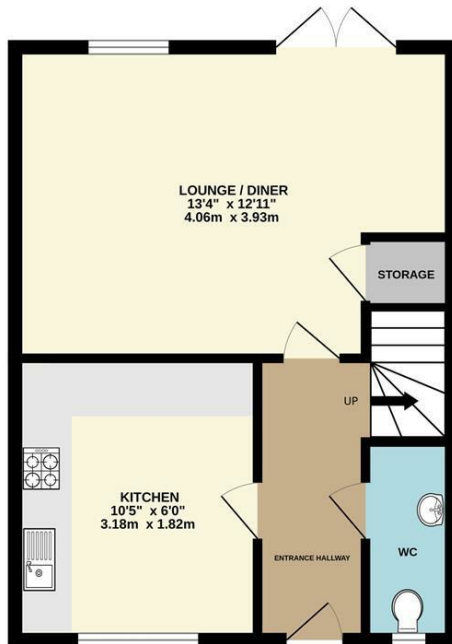
info@seths.co.uk

www.seths.co.uk

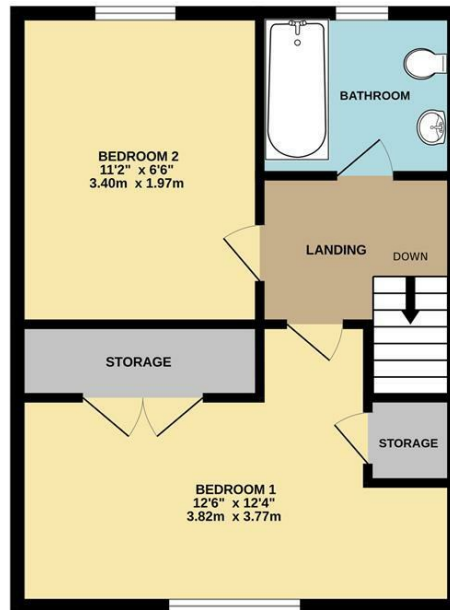
Council Tax Band

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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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</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.

