

FOR SALE



WYCOMBE ROAD HUMBERSTONE LEICESTER LE5 0PR

Offers Over

£280,000

FEATURES

- Sought after location
- 3 Bedrooms
- Loft Room
- Spacious Lounge
- Downstairs Bathroom
- Mid Town House
- Walking distance to schools, shops and places of worship
- Off road parking for one car
- Kitchen
- Garden



 **SETHS**

3 Bedroom Mid Town House in LE5

GROUND FLOOR

ENTRANCE AREA

LOUNGE

14'11" x 11'10"

Carpeted, radiator, uPVC double glazed window, understairs storage cupboard

KITCHEN

15'1" x 6'10"

Wall and base units with worktops over, sink with mixer tap and drainer, space for cooker, plumbing for washing machine, plumbing for dishwasher, space for fridge / freezer, tiled flooring, partly tiled walls, radiator, uPVC double glazed window

LOBBY

BATHROOM

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

FIRST FLOOR

BEDROOM 1

15'1" (max) x 10'11"

Carpeted, radiator, x2 uPVC double glazed windows

BEDROOM 2

11'1" x 9'0"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

9'8" x 7'10"

Carpeted, radiator, uPVC double glazed window

SECOND FLOOR

LOFT ROOM

13'11" x 9'2"

Carpeted, radiator, x2 skylight windows

OUTSIDE

To the front of the property is off road parking space for one car. To the rear of the property is a low maintenance garden mainly slabbed with wooden fence surround.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,457.01

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre




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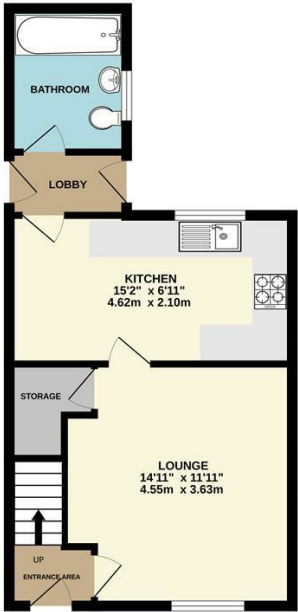
Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

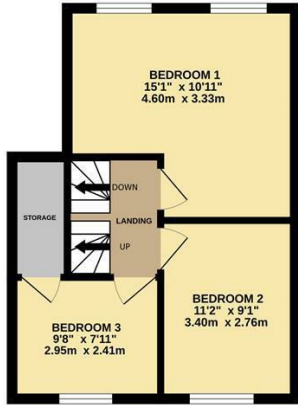
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



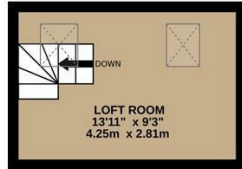
GROUND FLOOR



1ST FLOOR



2ND 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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