

FOR SALE



GRANTHAM ROAD  
OFF WIGLEY ROAD  
LEICESTER  
LE5 1HL

Offers Over  
**£220,000**

FEATURES

- No chain
- Sought after location
- 3 Bedrooms inc an ensuite
- Lounge
- Downstairs Bathroom
- Freehold
- Mid Town House
- Off road parking
- Kitchen
- Garden



**SETHS**

# 3 Bedroom Townhouse located in Leicester

## GROUND FLOOR

### PORCH

### ENTRANCE AREA

### LOUNGE

12'9" x 11'2"

Laminate flooring, radiator, uPVC double glazed bay window

### KITCHEN

14'3" x 7'8"

Wall and base units with worktops over, sink with drainer, space for cooker, space for fridge/freezer, tiled flooring, partly tiled walls, radiator, storage cupboard, uPVC double glazed window

### BATHROOM

WC, wash hand basin, bathtub, shower cubicle, lino flooring, tiled walls, radiator, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

11'11" x 11'1"

Carpeted, radiator, ensuite, uPVC double glazed window

### ENSUITE

WC, bidet, wash hand basin, lino flooring, partly tiled walls

### BEDROOM 2

9'10" x 9'4"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

6'9" x 6'5"

Carpeted, radiator, uPVC double glazed window

## OUTSIDE

To the front of the property is a block paved driveway with space for one car. To the rear of the property is a good sized garden partly slabbed allowing outdoor dining space and with wooden fence surrounds.

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: A

Council Tax Rate: £1,528.34

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

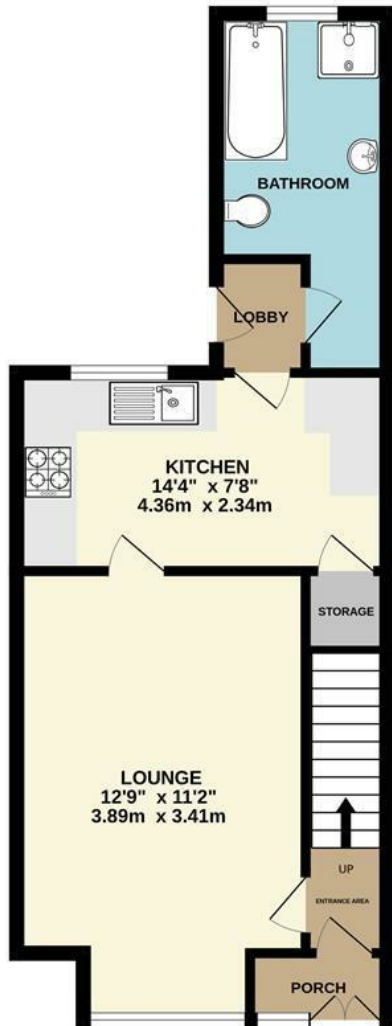
Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband

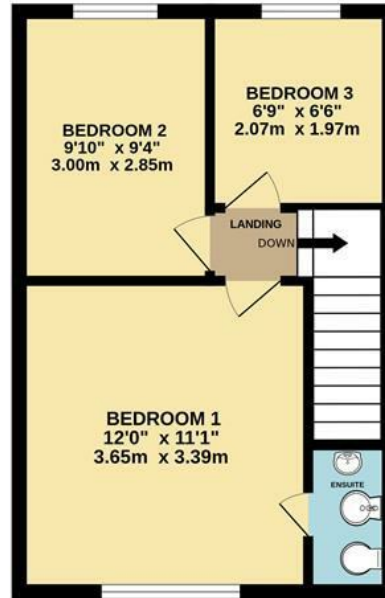


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GROUND FLOOR



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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Call us on

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Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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.

