

FOR SALE

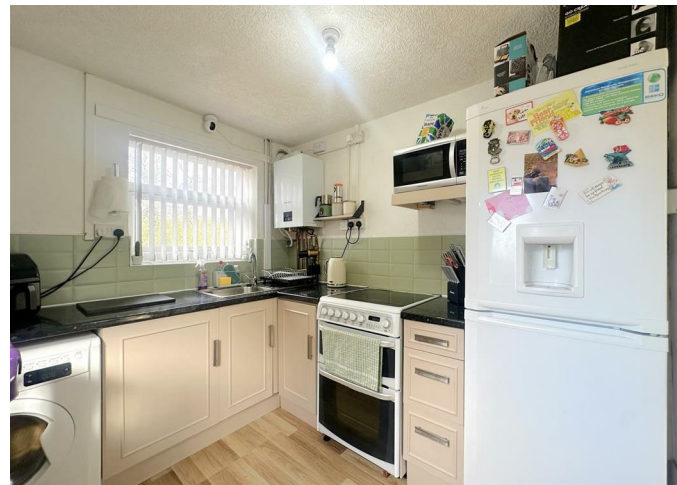


COLEMAN ROAD ROWLATTS HILL LEICESTER LE5 4LN

Offers Over
£220,000

FEATURES

- No chain
- Sought after location
- Two Bedrooms
- Kitchen
- Spacious rear garden
- Currently rented at £650pcm
- Close to many local amenities
- Lounge / Diner
- Entrance Hallway
- uPVC double glazing



SETHS

Two Bedroom End Town House in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

Laminate flooring, radiator, staircase to first floor

LOUNGE / DINER

18'9" x 10'6"

Laminate flooring x2 radiators, x2 uPVC double glazed windows

KITCHEN

11'10" x 7'3"

Wall and base units with worktops over, sink with mixer tap and drainer, space for cooker, space for fridge/freezer, laminate flooring, partly tiled walls, pantry, uPVC double glazed window, uPVC double glazed door leading to rear garden

FIRST FLOOR

BEDROOM 1

13'10" x 8'10"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 2

10'1" 9'6"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap, bathtub with shower overhead, laminate flooring, partly tiled walls, uPVC double glazed window

OUTSIDE

To the front of the property is a slabbed garden with gated access to the rear. To the rear of the property is a low maintenance garden mainly slabbed with a brick built outbuilding and wooden fence surround. There is scope to extend stpp.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

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



BELGRAVE OFFICE SALES | 20 LOUGHBOROUGH ROAD, LEICESTER, LE4 5LD

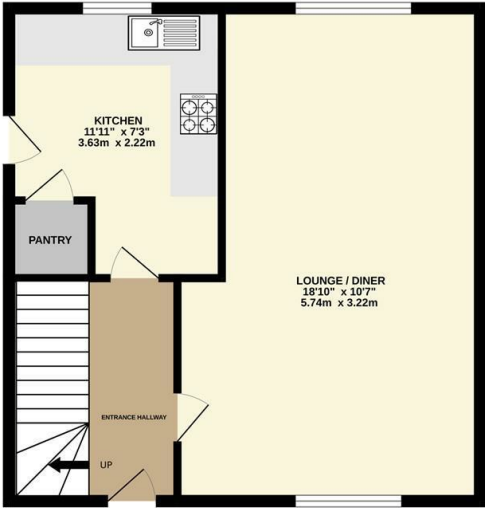
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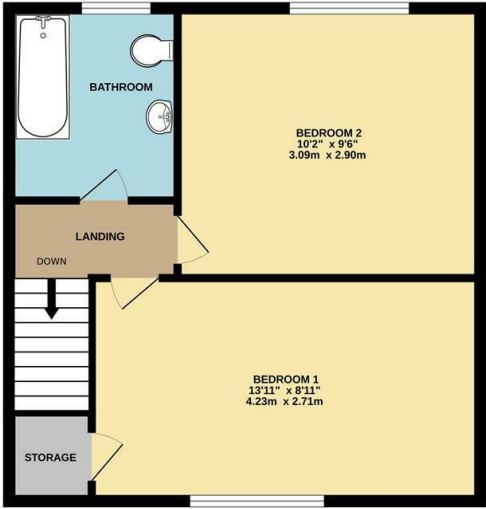
Council Tax Band

A

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) A		88
(81-91) B		
(69-80) C		58
(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	

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.

