

FOR SALE



**BIRKBY CLOSE  
HAMILTON  
LEICESTER  
LE5 1PS**

**£260,000**

**FEATURES**

- No chain
- Sought after location
- Very well presented
- Lounge
- Bathroom + downstairs WC
- Freehold
- Close to schools, shops and local amenities
- 3 Bedrooms inc ensuite
- Kitchen / Diner
- Off road parking / rear garden



**SETHS**

# 3 Bedroom Semi Detached House in Leicester

## GROUND FLOOR

### ENTRANCE AREA

### DOWNSTAIRS WC

WC, wash hand basin, laminate flooring, radiator, uPVC double glazed window

### LOUNGE

17'4" x 14'8"

Laminate flooring, x2 radiators, staircase leading to first floor, fireplace, uPVC double glazed window

### KITCHEN / DINER

14'8" x 8'6"

Wall and base units with worktops over, 4 ring gas hob with electric oven / grill and extractor hood, sink with drainer and mixer tap, tiled flooring, partly tiled walls, plumbing for washing machine, space for fridge / freezer, space for dining table, storage pantry, radiator, uPVC double glazed window, uPVC French doors to rear garden

## FIRST FLOOR

### BEDROOM 1

13'6" x 8'3"

Carpeted, radiator, fitted wardrobe, ensuite, uPVC double glazed window

### ENSUITE

WC, wash hand basin with mixer tap and vanity units, shower cubicle, radiator, tiled flooring, tiled walls

### BEDROOM 2

10'2" x 8'3"

Laminate flooring, radiator, fitted wardrobe, uPVC double glazed window

### BEDROOM 3

8'10" x 6'0"

Laminate flooring, radiator, uPVC double glazed window

### BATHROOM

WC, wash hand basin with vanity units, bathtub with mixer tap and shower overhead, radiator, lino flooring, partly tiled walls, uPVC double glazed window

### OUTSIDE

To the front of the property is a driveway with space for two cars. To the rear of the property is a low maintenance garden partly slabbed and partly laid to lawn with wooden fence surround

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: B

Council Tax Rate: £1,783.06

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband





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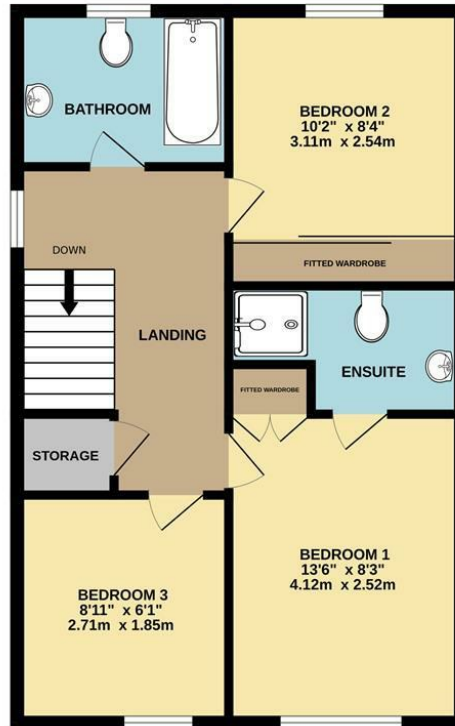
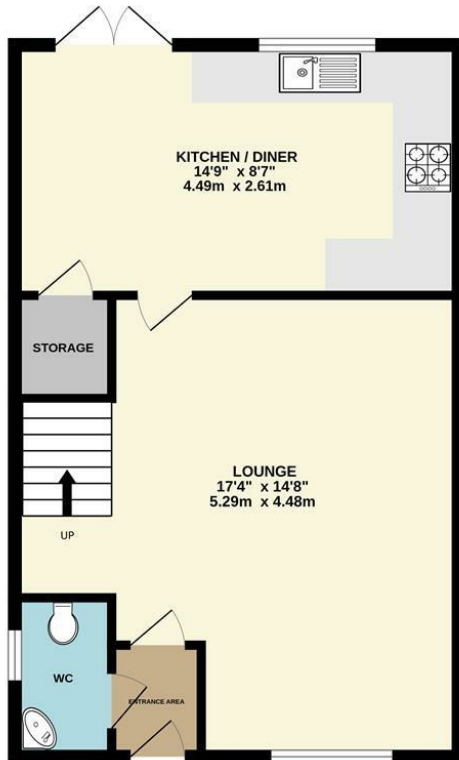
www.seths.co.uk

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>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 74                         |           |
| (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<br>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.

