

FOR SALE



HERITAGE WAY
HAMILTON
LEICESTER
LE5 1QF

£289,000

FEATURES

- No chain
- Ideal first time buy
- Off road parking + garage
- 3 storey
- Garden
- Newly refurbished throughout
- Sought after location
- 4 Bedroom Semi Detached House
- Bathroom / Ensuite / Downstairs WC
- uPVC double glazing



 **SETHS**

4 Bedroom Semi Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

Tiled flooring, radiator, understairs storage cupboard, staircase to first floor

LOUNGE

12'1" x 11'6"

Carpeted, radiator, fireplace, uPVC double glazed French doors leading to rear garden

KITCHEN

10'2" x 5'5"

Wall and base units with worktops over, sink with mixer tap and drainer, 4 ring gas hob with extractor hood, built-in oven, space for fridge / freezer, plumbing for washing machine, tiled flooring, partly tiled walls, uPVC double glazed window

WC

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

FIRST FLOOR

BEDROOM 1

12'1" x 11'7"

Carpeted, radiator, uPVC double glazed window, ensuite

ENSUITE

WC, wash hand basin, shower cubicle, tiled flooring, partly tiled walls, radiator, extractor fan, uPVC double glazed window

BEDROOM 4

7'8" x 5'3"

Carpeted, radiator, uPVC double glazed window

SECOND FLOOR

BEDROOM 2

12'0" x 11'7"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 3

12'2" x 7'3"

Carpeted, radiator, x2 uPVC double glazed windows

BATHROOM

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

OUTSIDE

To the side of the property is a driveway for 2 cars leading up to a single garage. To the rear of the property is a low maintenance garden with wooden fence surrounds.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: C

Council Tax Rate: £2,247.78

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

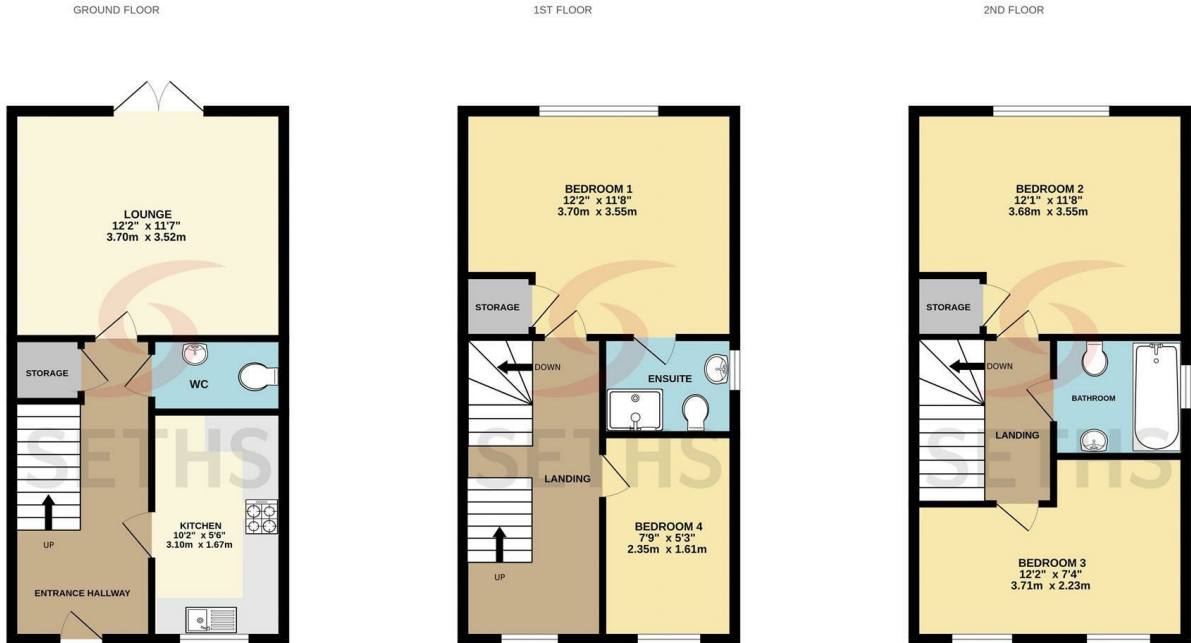


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Council Tax Band
C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.

