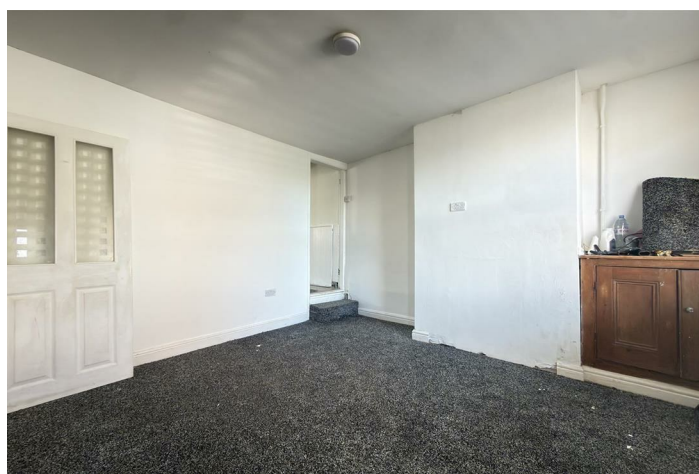


FREEHOLD



House - End Terrace (EPC Rating: E)

MELTON ROAD, THURMASTON, LEICESTER, LE4
8EE

PRICE:

£155,000



3 Bedroom House - End Terrace located in Leicester

***** NO CHAIN - UPGRADING WORKS REQUIRED - THREE BEDROOMS - THURMASTON *****

Seths Estate Agents are pleased to bring to market this three-bedroom semi-detached home located on Melton Road in the popular village of Thurmaston, Leicester. Offered to the market with no onward chain, the property is in need of upgrading works throughout, presenting an excellent opportunity for buyers looking to add value and put their own stamp on a home.

To the rear, the property features a slabbed garden with a lawned area, enclosed by a wooden perimeter, with a door providing access to a shared passage.

Internally, the ground floor comprises a lounge, a lobby with stairs rising to the first floor, a kitchen with access to the rear garden, and a ground floor bathroom. To the first floor are three bedrooms and a landing with loft access.

Contact Seths to arrange a viewing.

GROUND FLOOR

LOUNGE

12'1" x 12'1"

Carpeted flooring, radiator, storage cupboard housing the meters, double-glazed window to the front aspect.

KITCHEN

11'6" x 8'0"

Tiled flooring, partially tiled walls, base and high-level units, integrated gas hob with oven, stainless steel sink, space and plumbing for washing machine, storage cupboard beneath the stairs, double-glazed window to the rear aspect. Door providing access to the rear garden.

LOBBY

6'5" x 3'2"

Laminate flooring. Stairs leading to the first floor. Provides access to the kitchen and bathroom.

BATHROOM

7'10" x 5'2"

Tiled flooring, tiled walls, radiator, panelled bath, wash hand basin, WC, double-glazed window to the rear aspect.

FIRST FLOOR

LANDING

9'3" x 3'0"

Carpeted flooring. Provides access to all first-floor rooms.

BEDROOM ONE

13'1" x 12'0"

Carpeted flooring, radiator, double-glazed window to the front aspect.

BEDROOM TWO

11'7" x 11'6"

Carpeted flooring, radiator, storage cupboard housing the gas boiler, additional storage cupboard.

BEDROOM THREE

7'10" x 6'8"

Carpeted flooring, radiator, double-glazed window to the front aspect, loft hatch.

OUTSIDE

To the rear, the property features a slabbed garden with a lawned area, secluded by a wooden perimeter. A door provides access to a shared passage.

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: E

Council Tax Band: B (Charnwood)

Council Tax Rate: £1,966.81

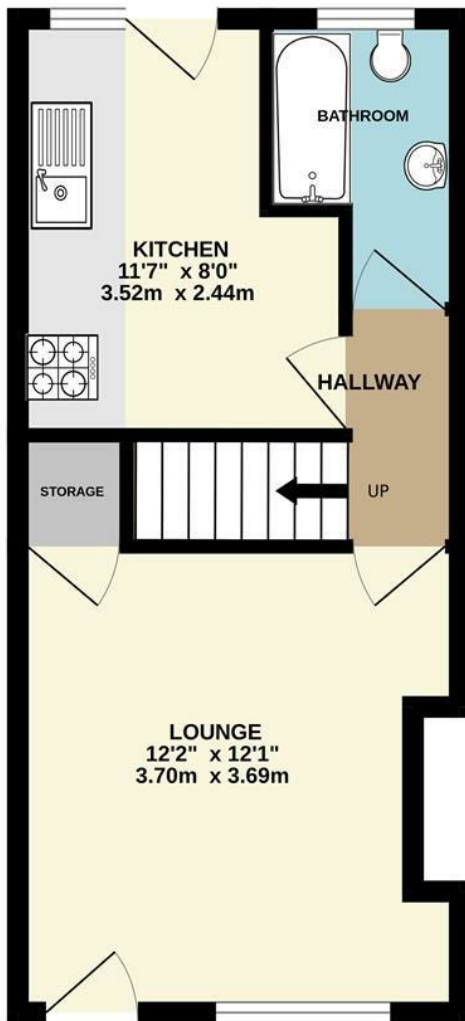
Mains Gas: Yes



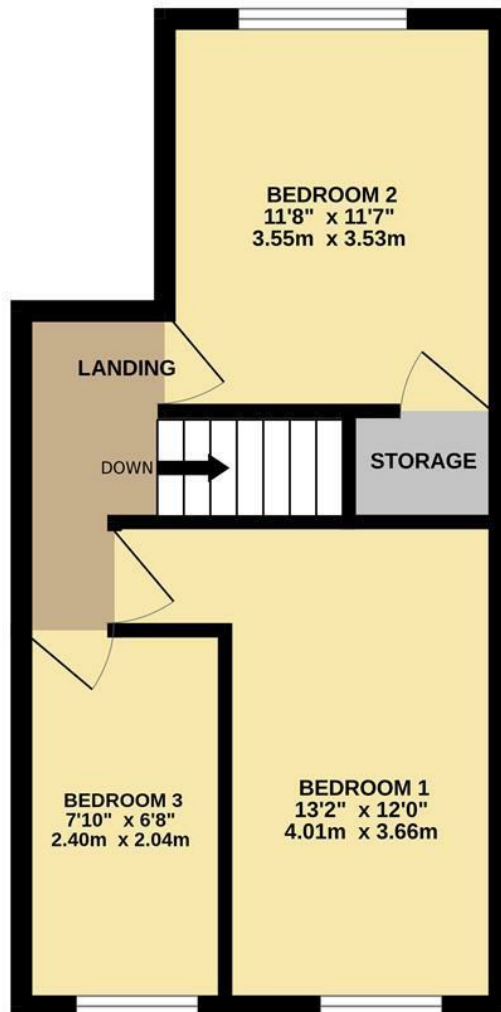
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband



GROUND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.



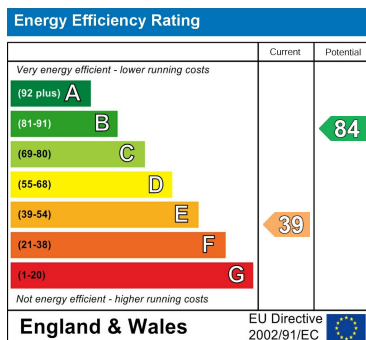
TOTAL FLOOR AREA : 635 sq.ft. (58.9 sq.m.) approx.

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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Council Tax Band

B

Energy Performance Graph



Call us on

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let@seths.co.uk

www.seths.co.uk

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.