

FOR SALE

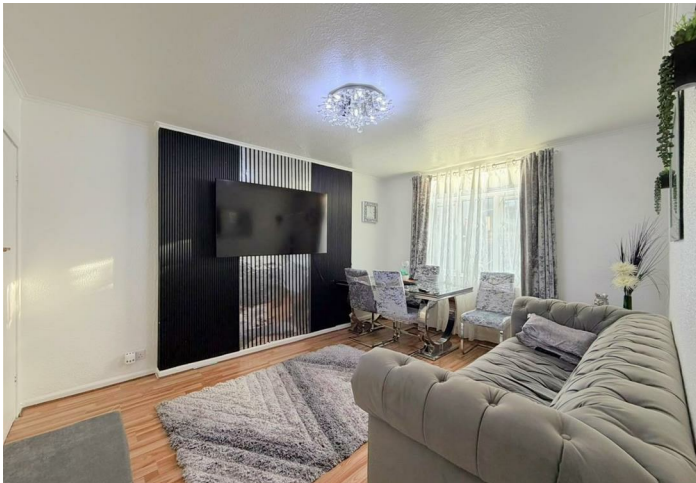


DORE ROAD
OFF EAST PARK ROAD
LEICESTER
LE5 5HG

£250,000

FEATURES

- No chain
- Walking distance to many local amenities
- Semi Detached House
- Kitchen
- Garden
- Sought after location
- 4 Bedrooms
- Lounge / Diner
- Bathroom
- uPVC double glazing



 **SETHS**

4 Bedroom Semi Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE / DINER

14'1" x 10'11"

Laminate flooring, radiator, understairs storage cupboard, uPVC double glazed window

KITCHEN

10'11" x 9'8"

Wall and base units with worktops over, space for freestanding cooker, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, tiled flooring, partly tiled walls, x2 uPVC double glazed windows, door leading to rear garden

BEDROOM 1

10'8" x 9'11"

Laminate flooring, radiator, uPVC double glazed window

BEDROOM 2

11'1" x 10'6"

Laminate flooring, radiator, uPVC double glazed window

BATHROOM

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

FIRST FLOOR

BEDROOM 3

11'0" x 10'11"

Laminate flooring, radiator, storage cupboard, eaves storage, uPVC double glazed window

BEDROOM 4

14'0" x 10'6"

Laminate flooring, radiator, storage cupboard, eaves storage, uPVC double glazed window

OUTSIDE

Gated access to the front with low level brick walls surround. To the rear of the property is a low maintenance garden with wooden fence surrounds.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: B

Council Tax Rate: £1,966.81

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



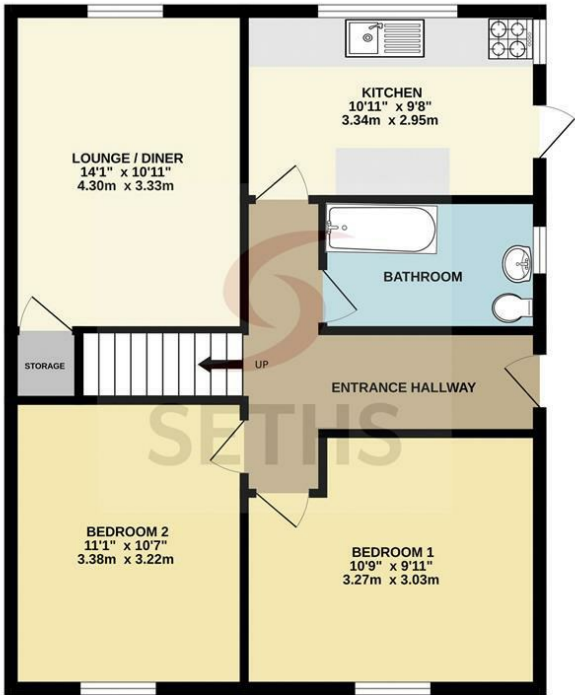
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Council Tax Band
B

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

