

FOR SALE



OAKLEY ROAD HUMBERSTONE LEICESTER LE5 3NH

Offers Over
£265,000

FEATURES

- Sought after location
- Close to many local amenities
- Good transport links to City Centre
- Three Bedrooms
- End Terraced House
- Through Lounge
- Kitchen
- Utility Room
- Shower Room + WC
- Rear yard



 **SETHS**

3 Bedroom End Terraced House for sale in Leicester

GROUND FLOOR

THROUGH LOUNGE

27'0" x 11'2"

Carpeted, x2 radiators, understairs storage cupboard, x2 uPVC double glazed windows

KITCHEN

12'8" x 6'0"

Wall and base units with worktops over, space for freestanding cooker, extractor hood, sink with mixer tap and drainer, plumbing for washing machine, tiled flooring, tiled walls, uPVC double glazed window

UTILITY ROOM

9'8" x 6'5"

Wall and base units with worktops over, space for fridge/freezer, tiled flooring, tiled walls, towel radiator, uPVC double glazed window

SHOWER ROOM

WC, wash hand basin with mixer tap, shower with mixer tap, tiled flooring, tiled walls, towel radiator, extractor fan, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

12'6" x 11'3"

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

BEDROOM 2

12'0" x 9'7"

Laminate flooring, radiator, uPVC double glazed window

BEDROOM 3

8'1" x 6'2"

Laminate flooring, radiator, uPVC double glazed window

WC

WC, wash hand basin, vinyl flooring, uPVC double glazed window

OUTSIDE

Small slabbed yard to the rear with low level brick walls surround and access to a store which has roofing .

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: A

Council Tax Rate: £1,685.83

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND FLOOR



1ST FLOOR



Call us on

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Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(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.

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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