

FREEHOLD



Bungalow - Detached

# HARDYS AVENUE, RUSHEY MEAD, LEICESTER, LE4 7SB

PRICE:

£280,000

## FEATURES

- Two Bedrooms
- Double Glazing
- Off Road Parking
- Viewings By Appointment Only
- Kitchen/Diner
- Detached Bungalow
- Gas Central Heating
- Rushey Mead
- Ample Sized Garden
- Potential to Extend Subject To Planning



 **SETHS**

# 2 Bedroom Bungalow - Detached located in Leicester

## PORCH

### ENTRANCE HALL

Features carpeted flooring, and a radiator, and provides access to all rooms on the ground floor.

### LOUNGE

13'2" x 11'6"

Includes carpeted flooring, a radiator, and a sliding UPVC door providing access to the garden.

### BEDROOM 1

11'6" x 9'10"

Features carpeted flooring, a double-glazed bay window facing the front aspect, a hatch for loft access, and a radiator.

### BEDROOM 2

11'6" x 9'10"

Includes carpeted flooring, an inbuilt storage cupboard, a radiator, double-glazed bay window facing the front aspect

### KITCHEN/DINER

11'5" x 9'10"

Features vinyl flooring, access to the loft, two double-glazed windows facing the side aspect, an electric fireplace, a dining area, base and eye-level units, a stainless steel sink, space for a base-level fridge, an integrated gas burner with oven and extractor over, and access to the lobby.

### BATHROOM

Includes carpeted flooring, a radiator, a polyvinyl bathtub, partially tiled walls, a wash hand basin, and a double-glazed window facing the side aspect.

## OUTSIDE

The garden features a slabbed patio area and can be accessed via the lobby or the lounge. There is a brick-built shed, which includes plumbing, electricity, and lighting for a washer and dryer, with an additional section for storage. The garden is enclosed by a mixture of hedges and a wooden perimeter and includes a wooden shed and a lawned area. To the front there is a slabbed drive offering parking for one vehicle.

## FREEHOLD

## COUNCIL TAX BAND - A

## ADDITIONAL INFORMATION



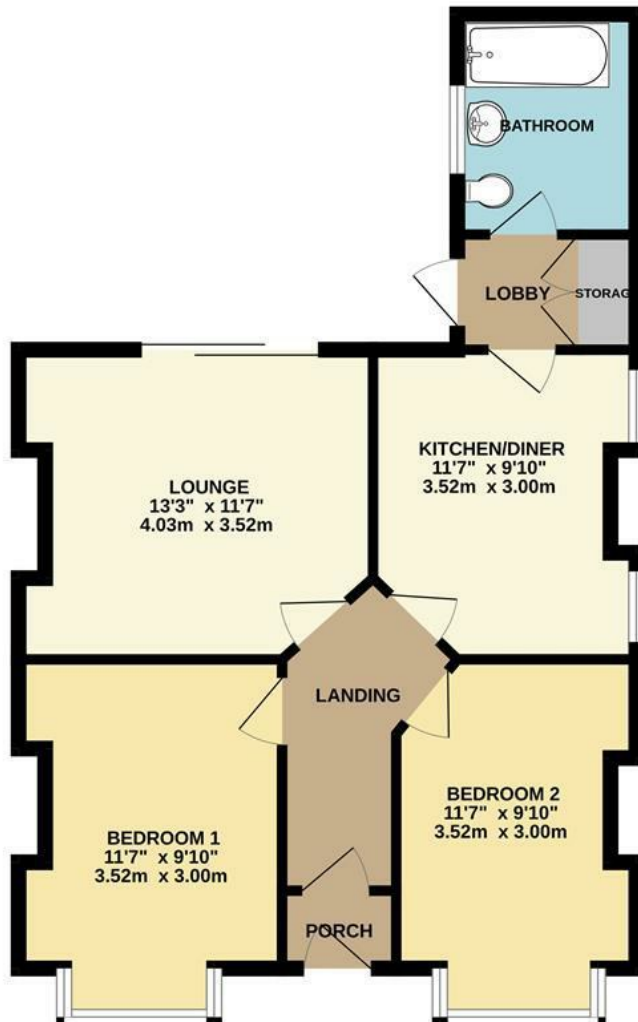
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GROUND FLOOR



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Council Tax Band

**B**

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>		
(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 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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