

FOR SALE



HUMBERSTONE ROAD LEICESTER LE5 0SA

£120,000

FEATURES

- Sought after location
- Ground floor flat
- Great transport links
- Kitchen
- Entrance hallway
- Off road residents parking
- Two Bedrooms
- Close to City Centre
- Bathroom
- uPVC double glazing



 **SETHS**

2 Bedroom Ground Floor Flat located in Leicester

NO CHAIN - SOUGHT AFTER LOCATION

A two bedroom ground floor flat located in HUMBERSTONE within walking distance to schools, shops and places of worship. In brief the property comprises of a hallway, lounge, two bedrooms, kitchen and a bathroom. The property benefits from uPVC double glazing and off road residents parking.

Contact Seths to arrange a viewing

HALLWAY

LOUNGE

13'9" x 10'3"

Carpeted, electric radiator, uPVC double glazed bay window

KITCHEN

11'7" x 10'11"

Wall and base units with worktops over, 4 ring electric hob with built-in oven and extractor hood, sink with mixer tap and drainer, lino flooring, partly tiled walls, electric radiator, uPVC double glazed bay window

BEDROOM 1

13'0" x 12'0"

Carpeted, electric radiator, uPVC double glazed window

BEDROOM 2

8'6" x 8'5"

Carpeted, electric radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, lino flooring, partly tiled walls, uPVC double glazed window

LEASE

Details to follow

ADDITIONAL INFO

Tenure: Leasehold

EPC rating: tbc

Council Tax Band: A

Council Tax Rate: £1,528.34

Mains Gas: No

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

Call us on

0116 266 9977


info@seths.co.uk

www.seths.co.uk

Council Tax Band

A

Energy Efficiency Rating

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

 **SETHS**