

FOR SALE



MELBOURNE ROAD /
DONNINGTON STREET
HIGHFIELDS
LEICESTER
LE2 0GT

£325,000

FEATURES

- Freehold
- Popular location
- Walking distance to schools, shops and places of worship
- 5 Bedrooms in total
- uPVC double glazing
- Two self-contained flats
- Three storey property
- Chain free
- x2 lounges
- Gas central heating



 **SETHS**

5 Bedroom End Terraced House located in Highfields

GROUND FLOOR FLAT

LOUNGE

25'4" x 9'0"

Carpeted, radiator, uPVC double glazed window

KITCHEN / DINER

16'2" x 10'5"

Wall and base units with worktops over, 4 ring gas hob with in-built oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, space for dining table, lino flooring, partly tiled walls, x2 radiators, uPVC double glazed window

BEDROOM 1

12'6" x 12'6"

Carpeted, radiator, uPVC double glazed bay window

BEDROOM 2

12'11" x 10'2"

Carpeted, radiator, uPVC double glazed window

SHOWER ROOM

WC, wash hand basin with mixer tap and splashback tiles, bidet, shower cubicle, extractor fan, lino flooring, radiator, x2 uPVC double glazed windows

FIRST FLOOR FLAT

LOUNGE

16'2" x 12'7"

Carpeted, radiator, uPVC double glazed window

KITCHEN

14'7" x 9'0"

Wall and base units with worktops over, sink with mixer tap and drainer, 4 ring gas hob with built-in oven and extractor hood, plumbing for washing machine, space for fridge / freezer, lino flooring, radiator, x2 uPVC double glazed windows

BEDROOM 1

12'10" x 10'4"

Carpeted, radiator, uPVC double glazed window

SHOWER ROOM

WC, wash hand basin, shower cubicle, extractor fan, radiator, uPVC double glazed window

SECOND FLOOR

BEDROOM 2

15'4" x 12'8"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

9'4" x 7'11"

Carpeted, radiator, skylight window

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,528.34 (per flat)

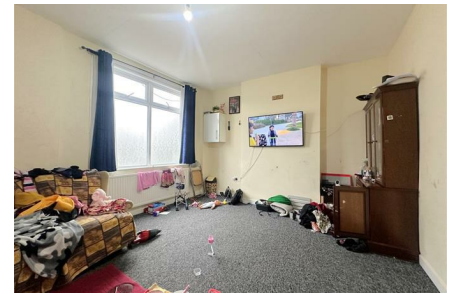
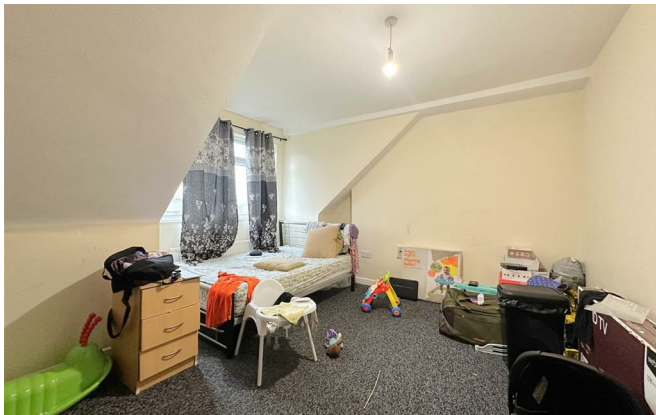
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



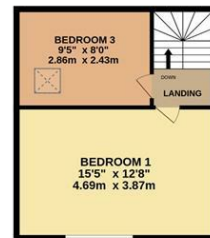
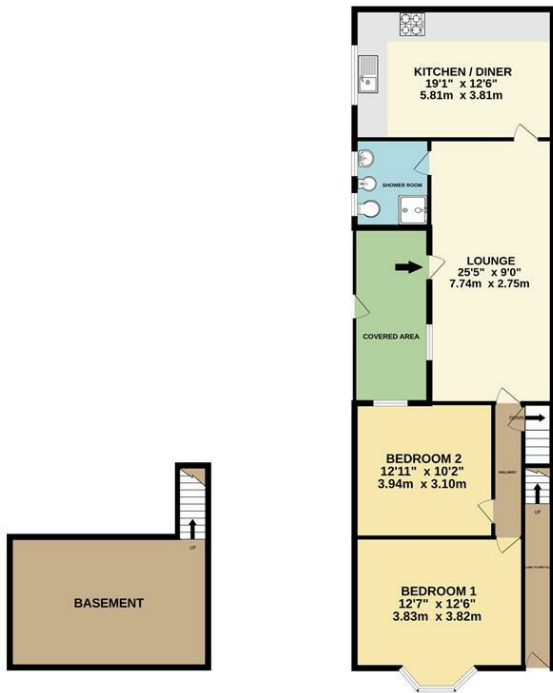
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BASEMENT

GROUND FLOOR

1ST FLOOR

2ND 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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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.

