



FREEHOLD

House - Terraced

# BUCKSBURN WALK, RUSHEY MEAD, LEICESTER, LE4 7ZA

Offers Over:

## £250,000

### FEATURES

- End Terraced
- Rear Garden
- Double Glazing
- Ready to Move Into
- Rushey Mead
- Three Bedrooms
- Garage
- Gas Central Heating
- Viewings by Appointment Only
- Ample Storage Space



# 3 Bedroom House - Terraced located in Leicester

## ENTRANCE HALL

Laminate flooring, and radiator, with stairs leading to the first floor. Access to the lounge, under-stairs storage cupboard, and additional storage cupboard.

## LOUNGE

12'5" x 11'10"

Laminate flooring, radiator, and a double-glazed window facing the front aspect.

## KITCHEN/DINER

18'4" x 9'0"

Tiled flooring with base and eye-level units, partially tiled walls. The kitchen features an integrated four-ring gas burner with oven and extractor, a stainless steel sink, and integrated appliances including a fridge, freezer, washer, and dryer. There's also a dining area with panelled walls and access to a downstairs WC. The kitchen also provides access to a storage cupboard. Gas and electric meters are housed in base-level units, with the consumer unit located in an eye-level unit.

## LOBBY

## W/C

Tiled flooring, radiator, toilet, wash hand basin, and double-glazed window facing the side aspect.

## FIRST FLOOR

## LANDING

Carpeted flooring with access to all first-floor rooms, including a storage cupboard that was previously an airing cupboard. There is also a hatch to access the loft.

## BEDROOM ONE

12'9" x 11'10"

## BEDROOM TWO

11'11" x 11'2"

Carpeted flooring, in-built storage cupboard, radiator, and double-glazed window facing the rear aspect.

## BEDROOM THREE

9'8" x 7'5"

Carpeted flooring, radiator, and double-glazed window facing the front aspect.

## BATHROOM

Vinyl flooring, toilet, wash hand basin, polyvinyl bathtub with electric shower function, fully tiled walls, and a double-glazed window facing the rear aspect.

## OUTSIDE

The garden is block-paved and accessible via a wooden gate. It is enclosed by a combination of wooden fencing and brick-built perimeters. There is a brick-built shed for additional storage. The property also benefits from a garage in a nearby block, with parking available in front. A small front garden complements the exterior.



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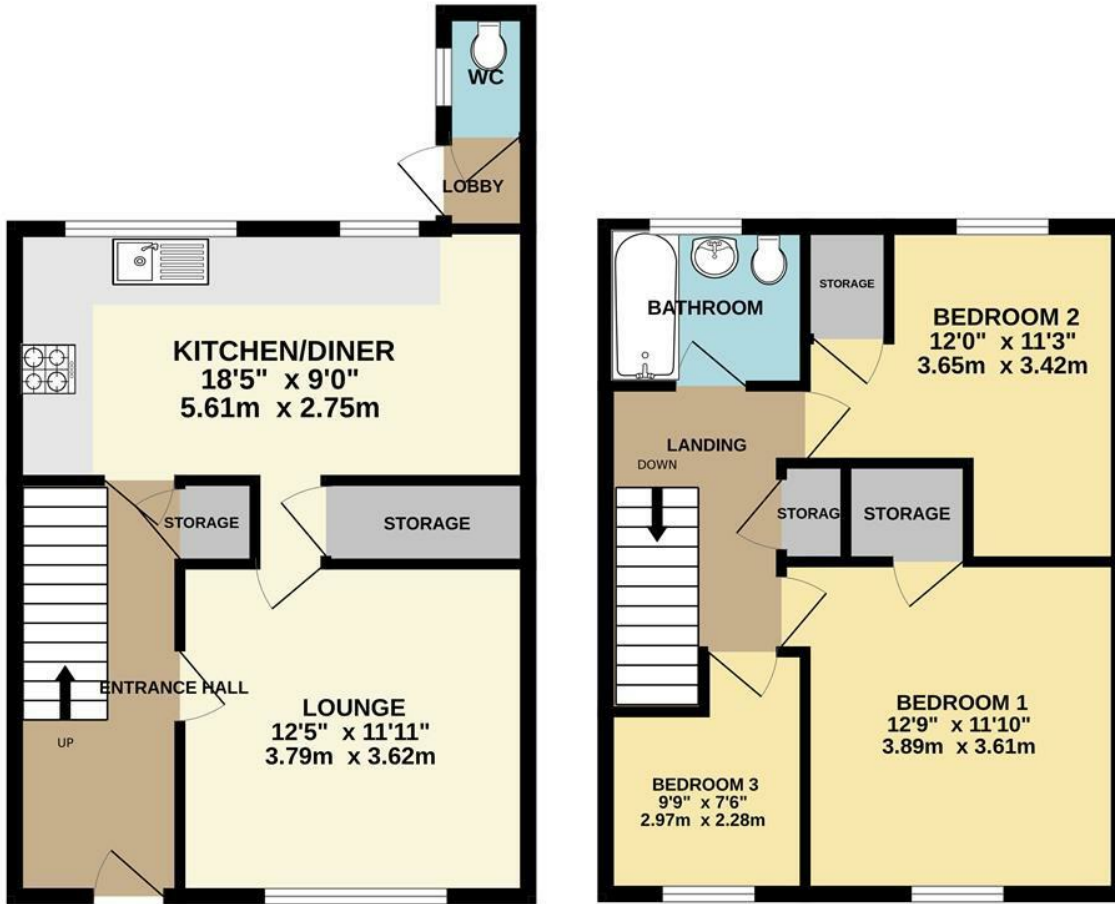
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GROUND FLOOR

1ST FLOOR



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Council Tax Band

A

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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