

FOR SALE



HARTOPP ROAD CLARENDON PARK LEICESTER LE2 1WE

£250,000

FEATURES

- No chain
- Sought after location
- Mid Terraced House
- Two Reception Rooms
- Bathroom + downstairs WC
- Freehold
- Walking distance to Universities, Colleges & Royal Infirmary
- 3 Bedrooms
- Spacious Kitchen
- Rear yard



 **SETHS**

3 Bedroom Mid Terraced House for sale in Clarendon Park

GROUND FLOOR

ENTRANCE HALL

Original tiled flooring, radiator, staircase leading to first floor

RECEPTION ROOM 1

11'10" x 11'3"

Wooden flooring, gas fireplace, radiator, window

RECEPTION ROOM 2

14'7" x 12'4"

Wooden flooring, radiator, understairs storage cupboard, window

KITCHEN

15'8" x 7'11"

Base units with worktops over, 5 ring Rangemaster cooker, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, breakfast bar area, tiled flooring, x2 windows

DOWNSTAIRS WC

WC, window

LOBBY

FIRST FLOOR

BEDROOM 1

16'2" x 12'0"

Carpeted, radiator, window

BEDROOM 2

13'3" x 9'8"

Wooden flooring, radiator, window

BEDROOM 3

9'8" x 7'9"

Carpeted, radiator, window

BATHROOM

WC, wash hand basin, bathtub with shower overhead, tiled flooring, partly tiled walls, window

REAR

Slabbed / paved yard to the rear with brick walls surround

ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: B

Council Tax Rate: £1,783.06

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

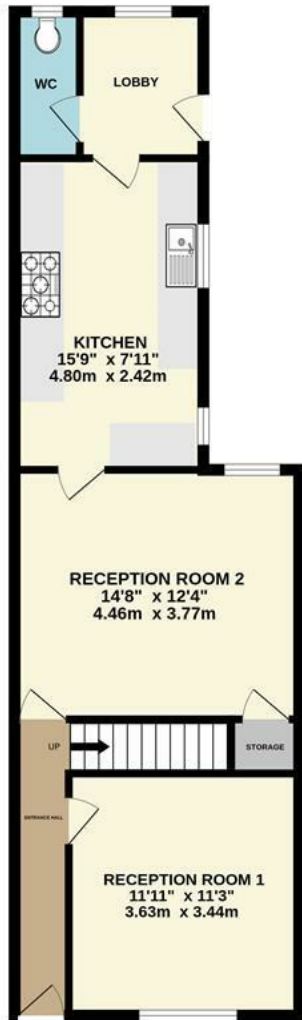
Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



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

GROUND FLOOR



1ST 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

B

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	

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