

FOR SALE



HERSCHELL STREET STONEYGATE LEICESTER LE2 1LD

£220,000

FEATURES

- Freehold
- Popular location
- Walking distance to Universities, Schools and Victoria Park
- Mid Terraced House
- Two Bedrooms including dressing room
- Sitting Room
- Dining Room
- Kitchen
- Utility Room with downstairs WC
- Rear yard



 **SETHS**

Two Bedroom Terraced House for sale in Stoneygate

GROUND FLOOR

SITTING ROOM

11'5" x 10'10"

Laminate flooring, radiator, electric fireplace, uPVC double glazed window

DINING ROOM

12'4" x 10'10"

Laminate flooring, radiator, electric fireplace, understairs storage cupboard, uPVC double glazed window

KITCHEN

12'6" x 6'3"

Wall and base units with worktops over, 5 ring gas hob with built-in electric oven and extractor hood, sink with mixer tap and drainer, tiled flooring, acrylic splashbacks, long standing radiator, integrated dishwasher, uPVC double glazed window

UTILITY ROOM

Tiled flooring, radiator, plumbing for washing machine, space for fridge / freezer, uPVC double glazed window, uPVC double glazed door to rear yard

DOWNSTAIRS WC

WC, wash hand basin with mixer tap, tiled flooring, tiled walls

FIRST FLOOR

BEDROOM 1

11'5" x 10'10"

Carpeted, radiator, fitted wardrobe, storage cupboard, uPVC double glazed window

BEDROOM 2

12'5" x 8'2"

Carpeted, radiator, uPVC double glazed window

DRESSING AREA

6'2" x 5'5"

Laminate flooring, fitted wardrobes

SHOWER ROOM

WC, wash hand basin with mixer tap, shower cubicle, tiled flooring with underfloor heating, tiled walls, uPVC double glazed window

OUTSIDE

To the rear of the property is a small yard with a decking area and pergola. The yard is secluded with low level brick walls and wooden fence surrounds.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: A

Council Tax Rate: £1,528.34

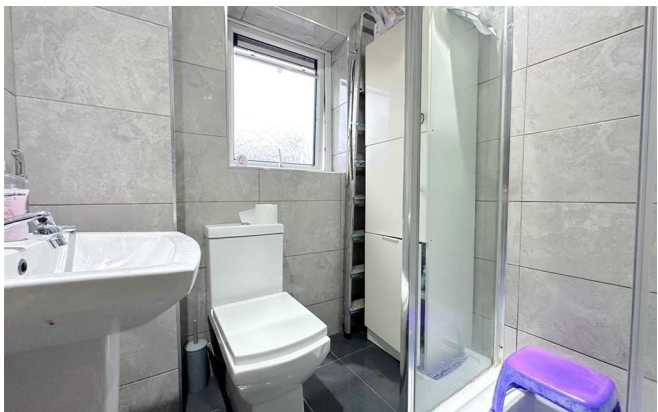
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

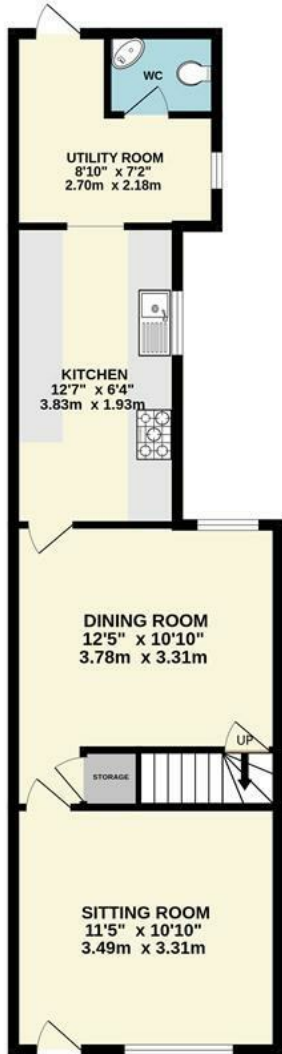
Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



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GROUND FLOOR



1ST FLOOR



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www.seths.co.uk

Council Tax Band
A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(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.

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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