

FOR SALE



TURNER ROAD HUMBERSTONE LEICESTER LE5 0QB

£225,000

FEATURES

- Freehold
- Walking distance to many local amenities
- Mid Terraced House
- Dining Room
- Bathroom
- Sought after location
- Two Bedrooms
- Lounge
- Kitchen
- Double glazing



 **SETHS**

Two Bedroom Mid Terraced House for sale in Humberstone

GROUND FLOOR

LOUNGE

13'1" x 11'1"

Laminate flooring, radiator, uPVC double glazed bay window

DINING ROOM

11'10" x 11'1"

Laminate flooring, radiator, understairs storage cupboard, staircase leading to first floor, uPVC double glazed window

KITCHEN

12'5" x 6'5"

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

FIRST FLOOR

BEDROOM 1

12'8" x 10'11"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

11'0" x 9'9"

Carpeted, radiator, uPVC double glazed window

BATHROOM

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

OUTSIDE

To the front of the property is a small courtyard. To the rear of the property is a paved yard with brick walls surrounds.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A (Leicester City Council)

Council Tax Rate: £1,528.34

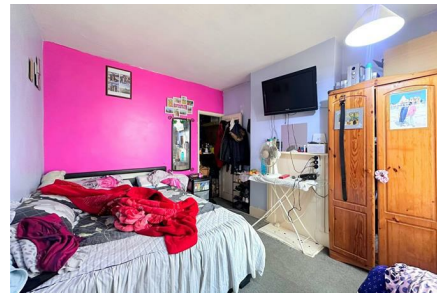
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

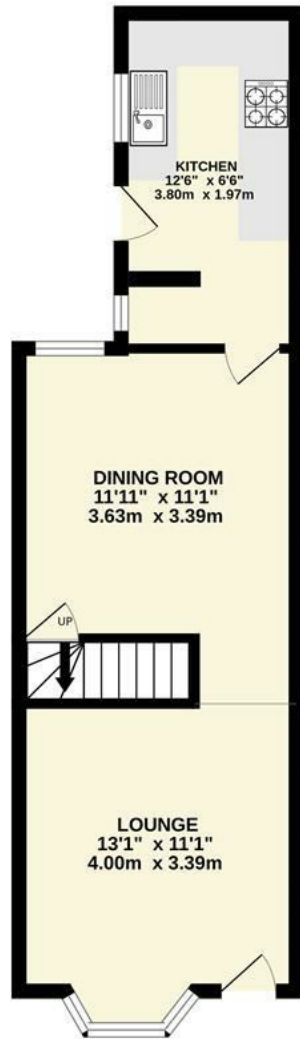
Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



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GROUND FLOOR



1ST FLOOR



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		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.

