

FOR SALE

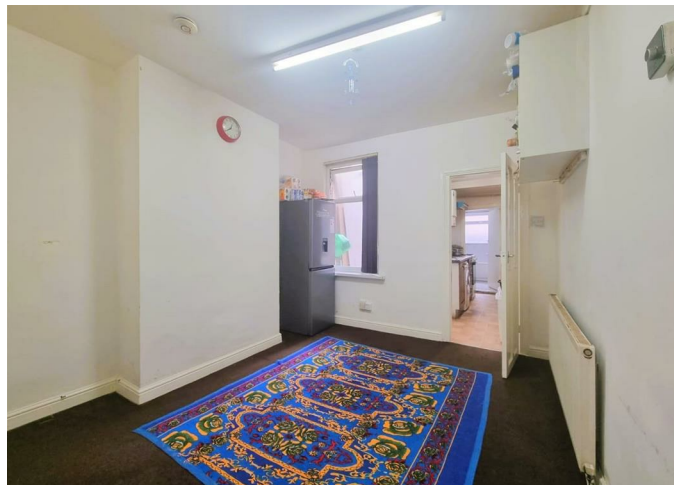


ROSLYN STREET  
HIGHFIELDS  
LEICESTER  
LE2 1BT

£199,950

FEATURES

- Freehold
- Two Bedrooms + loft room
- Dining Room
- x2 bathrooms
- uPVC double glazing
- Popular location
- Sitting Room
- Kitchen
- Loft Room
- Gas central heating



 **SETHS**

# 2 Bedroom Mid Terraced House located in Highfields

## GROUND FLOOR

### SITTING ROOM

11'1" x 10'2"

Carpeted, radiator, uPVC double glazed window

### DINING ROOM

11'0" x 10'2"

Carpeted, radiator, uPVC double glazed window

### KITCHEN

11'9" x 5'0"

Wall and base units with worktops over, space for cooker, sink with mixer tap and drainer, lino flooring, plumbing for washing machine, uPVC double glazed window

### BATHROOM

WC, wash hand basin with mixer tap, bathtub with shower overhead, lino flooring, splashback walls, extractor fan, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

11'9" x 11'1"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

11'2" x 8'10"

Carpeted, radiator, uPVC double glazed window, staircase to loft room

### BATHROOM

WC, wash hand basin with mixer tap, corner bathtub, lino flooring, tiled walls, radiator, uPVC double glazed window

## LOFT ROOM

Carpeted, x2 radiators, x2 skylight windows

## OUTSIDE

To the rear of the property is a slabbed yard with brick walls surround.

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,528.34

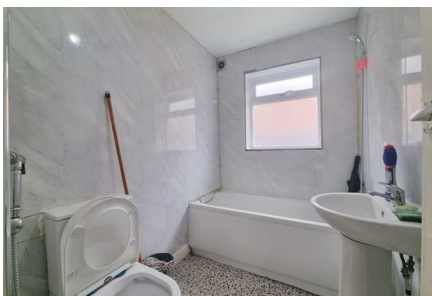
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

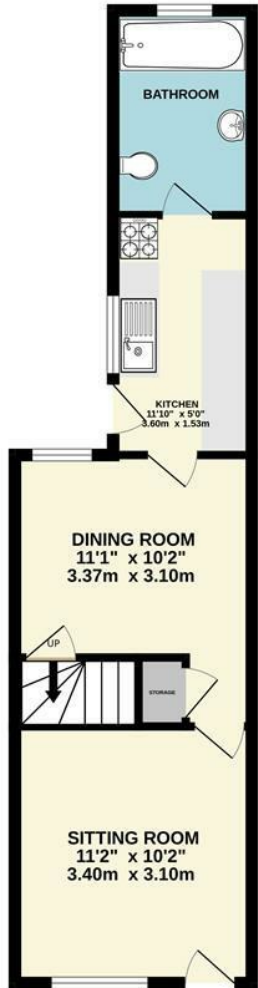
Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



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

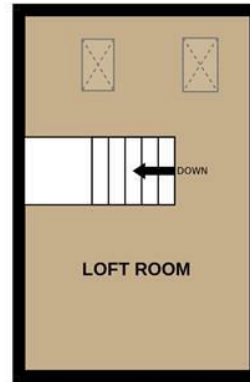
GROUND FLOOR:



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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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.

