

FOR SALE



MOAT ROAD  
SPINNEY HILLS  
LEICESTER  
LE5 5EF

£240,000

FEATURES

- Freehold
- Mid terraced house
- Popular location
- Perfect for first time buyers
- Downstairs bathroom
- No chain
- 3 Bedrooms
- Close to local amenities, schools and places of worship
- 2 reception rooms
- Gas central heating



 **SETHS**

# 3 Bedroom Mid Terraced House for sale in Leicester

## GROUND FLOOR

### LIVING ROOM

11'11" x 11'10"

Carpeted, radiator, electric fireplace, uPVC double glazed window facing front aspect

### DINING ROOM

11'10" x 11'10"

Carpeted, radiator, uPVC double glazed window facing rear aspect.

### KITCHEN

13'1" x 5'10"

Wall and base units with worktops over, stainless steel sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, lino flooring, uPVC double glazed window facing the rear aspect.

### BATHROOM

WC, wash hand basin, bathtub, radiator, extractor fan, uPVC double glazed window facing rear aspect.

## FIRST FLOOR

### BEDROOM 1

12'0" x 12'0"

Carpeted, radiator, fitted cupboards, uPVC double glazed window facing front aspect

### BEDROOM 2

12'0" x 8'11"

Carpeted, radiator, storage cupboard, uPVC double glazed window facing rear aspect

### BEDROOM 3

Carpeted, radiator, uPVC double glazed window facing rear aspect

## OUTSIDE

To the rear of the property there is a small 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, LE54DG

GROUND FLOOR

1ST FLOOR



MOAT ROAD

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>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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.

