

FOR SALE



THURLBY ROAD  
OFF GREEN LANE ROAD  
LEICESTER  
LE5 3PE

£255,000

FEATURES

- No chain
- Mid Terraced House
- Walking distance to shops, schools and places of worship
- Through Lounge
- Downstairs bathroom + upstairs shower room
- Freehold
- Sought after location
- Three Bedrooms
- Extended Kitchen
- Gas central heating



 **SETHS**

# 3 Bedroom Mid Terraced House for sale in Leicester

## GROUND FLOOR

### THROUGH LOUNGE

25'10" x 10'7"

Carpeted, x2 radiators, x2 uPVC double glazed windows

### KITCHEN

18'11" x 5'8"

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

### LOBBY

Door to rear yard

### BATHROOM

WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap and shower overhead, tiled flooring, tiled walls, radiator, extractor fan, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

12'2" x 10'9"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### BEDROOM 2

11'3" x 9'3"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### BEDROOM 3

7'4" x 5'10"

Carpeted, radiator, uPVC double glazed window

## SHOWER ROOM

WC, wash hand basin with mixer tap, shower cubicle, lino flooring, tiled walls, extractor fan

## OUTSIDE

Small yard to the rear with brick walls surround

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: G

Council Tax Band: A

Council Tax Rate: £1,457.01

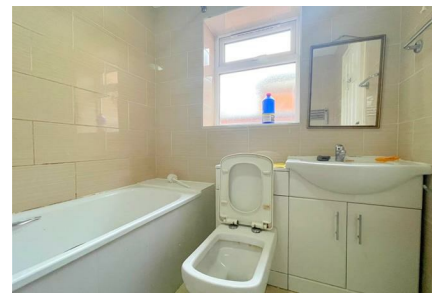
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre



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

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>26</b>
(1-20) <b>G</b>	<b>1</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.

