





House - Terraced

WILLOW BROOK ROAD
HUMBERSTONE
LEICESTER
LE5 0FE

£250,000

FEATURES

- No chain
- Freehold
- Popular location
- Walking distance to schools, shops and places of worship
- Three bedrooms
- Sitting Room
- Dining Room
- Kitchen with utility room

3 1 2 D

SETHS

3 Bedroom House - Terraced located in Leicester

GROUND FLOOR

SITTING ROOM
12'5" x 11'2"
Carpeted, radiator, gas fireplace, uPVC double glazed window

DINING ROOM
12'0" x 11'2" (max)
Carpeted, radiator, understairs storage cupboard, uPVC double glazed window

KITCHEN
13'0" x 6'10"
Wall and base units with worktops over, space for freestanding cooker, extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, tiled flooring, partly tiled walls, radiator, uPVC double glazed window, uPVC double glazed door leading to rear yard

UTILITY ROOM
10'11" (max) x 7'7"
Tiled flooring, radiator, uPVC double glazed window

WC
WC, wash hand basin with splashback tiles, extractor fan

FIRST FLOOR

BEDROOM 1
12'8" (max) x 12'0"
Carpeted, radiator, uPVC double glazed window

BEDROOM 2
12'1" x 9'10"
Vinyl flooring, radiator, storage space, uPVC double glazed window

BEDROOM 3
6'11" x 6'7"
Carpeted, radiator, uPVC double glazed window

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

OUTSIDE
A good sized slabbed yard to the rear with low level brick walls surround.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: D
Council Tax Band: A (Leicester City Council)
Council Tax Rate: £1,685.83
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband

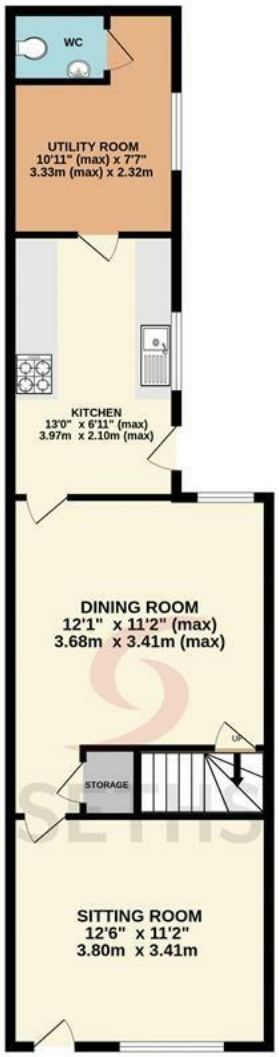








GROUND FLOOR



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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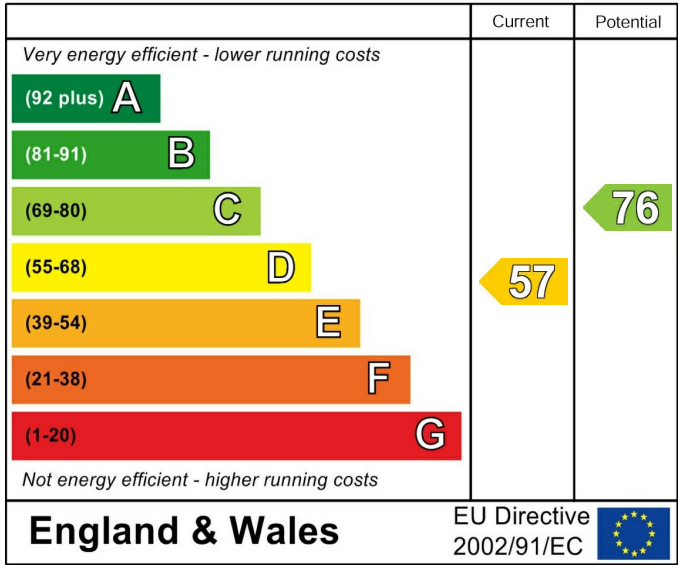
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Council Tax Band

A

Energy Efficiency Rating



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.

SETHS