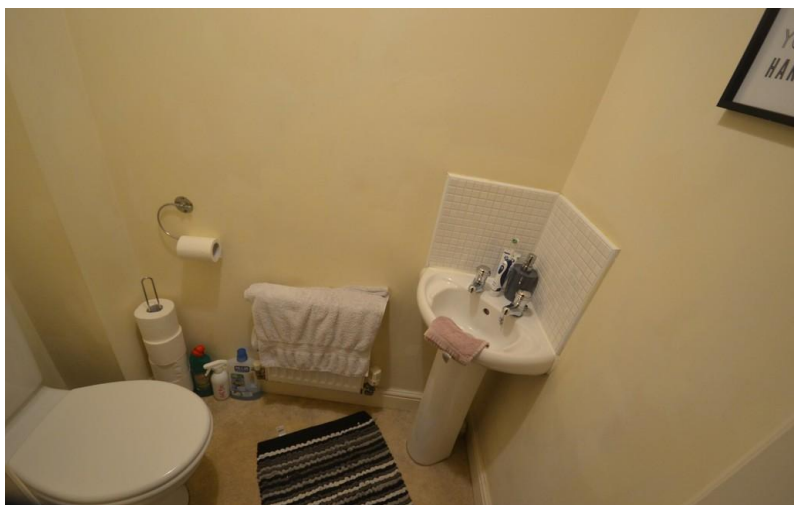


**FOR SALE**



**Riseholme Close, Leicester**

**4 Bedrooms, 2 Bathroom, HOUSE**

**Asking Price Of £220,000**





- Family Home
- Three/Four Bedrooms
- Modern Decor
- Spacious Throughout
- Downstairs WC
- Utility Room
- Master With Ensuite

**PROPERTY DESCRIPTION** Situated in a quiet cul de sac. This modern three/four bedroom terrace property is conveniently located close to major links in and out the City and local amenities including Fosse Park. The property is spacious over the three floors and consists of entrance hall with WC with under stairs storage, living area, kitchen and utility room. On the first floor there is two double bedrooms with an ensuite off from the front facing bedroom. On the third floor there is a further two double bedrooms with a family bathroom. Property has gas central heating and is double glazed throughout.

There is a good sized garden located to the rear of the property and allocated parking.

The property is currently tenanted on a fixed term contract until April 2024 and achieving £800 PCM  
No Chain

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**ENTRANCE HALL** Entrance Hall with stairs to first floor accommodation & under stairs storage cupboard

**WC** 5' 4" x 2' 9" (1.63m x 0.84m) Sink basin, wc, radiator and hard flooring

**LIVING ROOM/BEDROOM** 13' 0" x 8' 10" (3.96m x 2.69m) To front of property, double glazed window, radiator and carpet flooring.

**KITCHEN** 12' 2" x 8' 9" (3.71m x 2.67m) UPVC double glazed window, a variety of wall and base units, electric oven, gas hob with over head extractor fan, stainless steel sink with drainer.

**UTILITY ROOM** 6' 4" x 6' 7" (1.93m x 2.01m) Wooden door with double glazed window that leads to the rear garden, work surface, base unit, wall mounted combi boiler, washing machine point, dish washer point, radiator, stainless steel sink with with drainer.



**LIVING/BEDROOM** 12' 4" x 16' 0" (3.76m x 4.88m) Currently being used as a Living but can be used as a bedroom. television point, UPVC double glazed windows, telephone point, radiator.

**BEDROOM** 11' 1" x 9' 1" (3.38m x 2.77m) UPVC double glazed window, radiator, access to en-suite.

**ENSUITE** 3' 11" x 9' 1" (1.19m x 2.77m) Shower cubicle, low level WC, radiator, extractor fan.

**BEDROOM** 10' 4" x 12' 8" (3.15m x 3.86m) UPVC double glazed window, television point, radiator.

**BEDROOM** 11' 11" x 10' 0" (3.63m x 3.05m) UPVC double glazed window, television point, radiator.

**BATHROOM** 6' 4" x 5' 8" (1.93m x 1.73m) UPVC double glazed frosted window, bath tub, wash basin, low level WC, radiator, extractor fan.





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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

