



19 Durban Road, Leicester

Leicester

£199,950



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Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- TWO BEDROOM SEMI-DETACHED HOME
- DRIVEWAY PARKING
- GARDEN TO REAR
- LOUNGE/DINER
- FITTED KITCHEN AND BATHROOM
- TWO DOUBLE BEDROOMS
- POPULAR LOCATION
- AMENITIES AND TRAVEL ROUTES CLOSE BY



EPC RATING

The property has an EPC rating of TBC; for further information and to see the full report please visit: <https://www.gov.uk/findenergy-certificate> and use the postcode when prompted.

COUNCIL TAX BAND

The property is rated at council tax band 'A' via Leicester City Council.

FRONTAGE & DRIVEWAY

The property has a planted frontage with parking spaces (2 total) both in front of and opposite the house.

HALL

9' 9" x 5' 11" (2.97m x 1.80m)

With door to the front elevation, ceiling light, radiator, stairs to the first floor and doors to the lounge/diner and kitchen

KITCHEN

9' 9" x 7' 6" (2.97m x 2.29m)

With fitted base and eye level units, roll edge work-tops, space for appliances, built in oven/hob and extractor, Upvc window to the front elevation. radiator, ceiling light point.

LOUNGE/DINER

14' 1" x 11' 9" (4.30m x 3.59m)

A spacious room with Upvc patio doors overlooking the garden, ceiling light point and central heating radiator

LANDING

5' 11" x 5' 1" (1.80m x 1.55m)

With access to both double bedrooms and the bathroom, loft hatch and ceiling light point.

MASTER BEDROOM

11' 9" x 8' 9" (3.59m x 2.66m)

A double room with Upvc window overlooking the rear garden, ceiling light point and central heating radiator.





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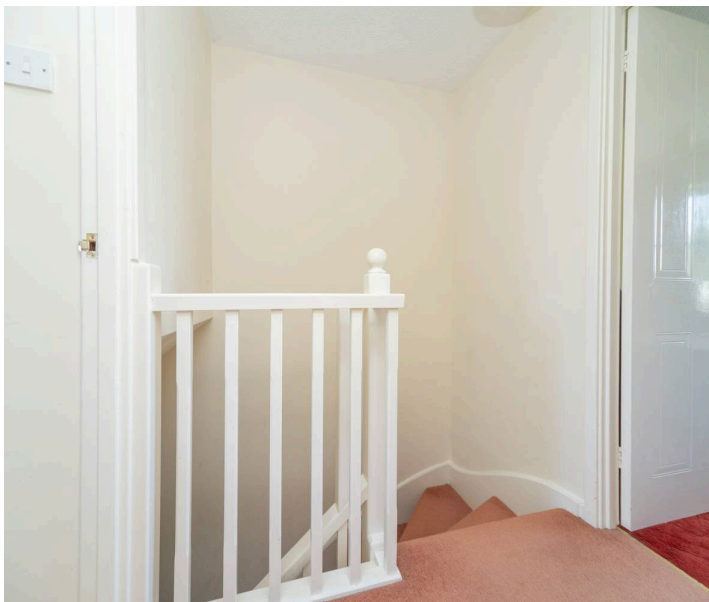
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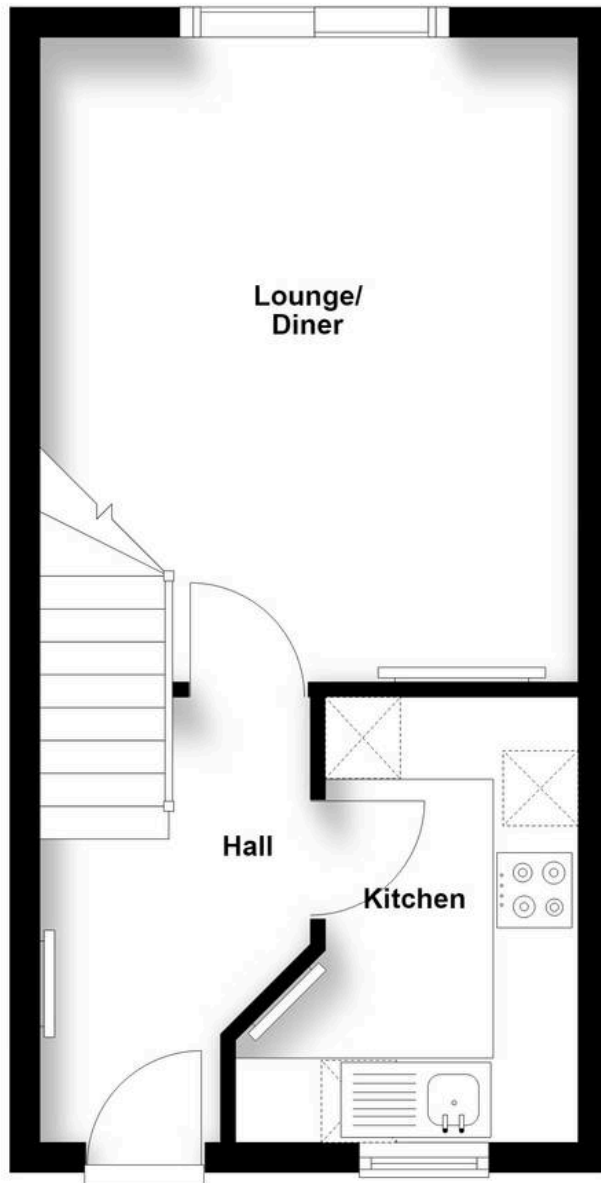
GARDEN

OFF STREET



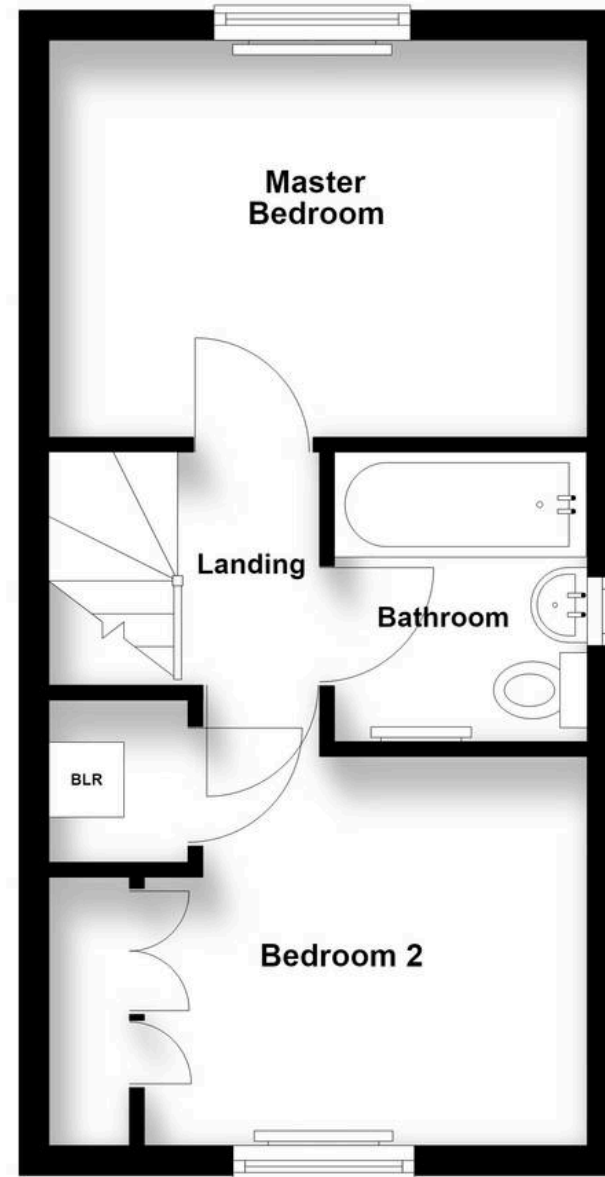
Ground Floor

Approx. 284.8 sq. feet



First Floor

Approx. 284.9 sq. feet



Total area: approx. 569.7 sq. feet



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Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.