



46 Rowan Street, Leicester, LE3 9GN

Sell My Home are pleased to present to the market this three bedroom terraced house in the Newfoundpool area of Leicester. This property is offered with sitting tenants.

As you enter the property you will find a large open plan living space, split into a dining area and a lounge area which are both neutrally decorated. Beyond this is the kitchen and bathroom. Heading upstairs you will find two double bedrooms and a single bedroom. Externally is a low maintenance yard.

The property is less than fifteen minutes drive from the city centre and local amenities can be found nearby on Fosse Road North.

This house is sure to appeal to a variety of buyers so call Sell My Home now to book your viewing.

TENURE: FREEHOLD
COUNCIL TAX BAND: A

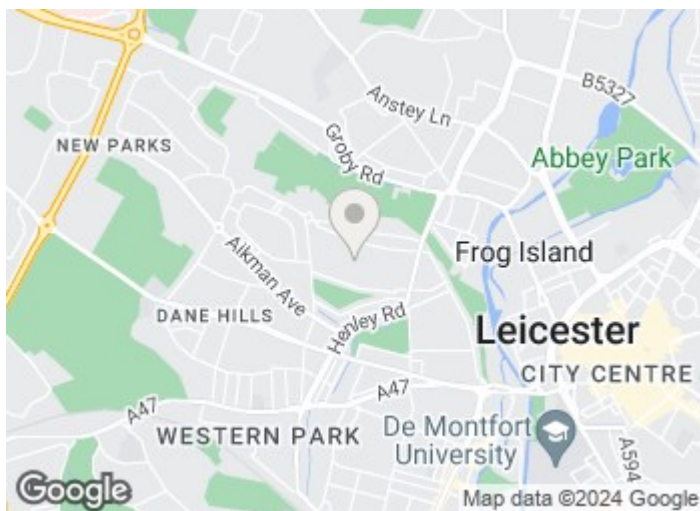
Offers In Excess Of £180,000

46 Rowan Street

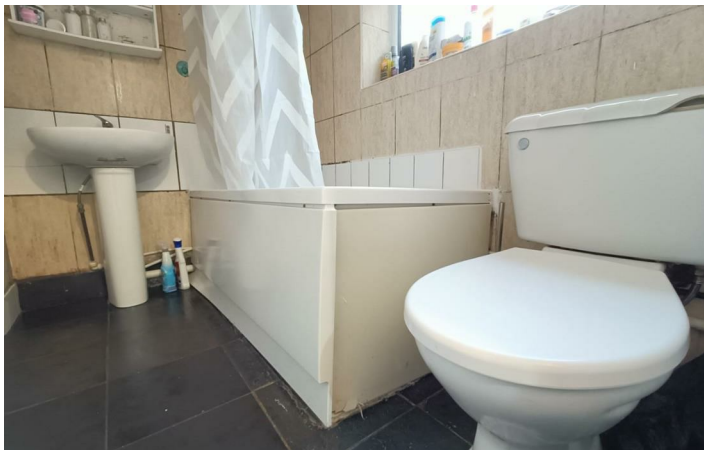
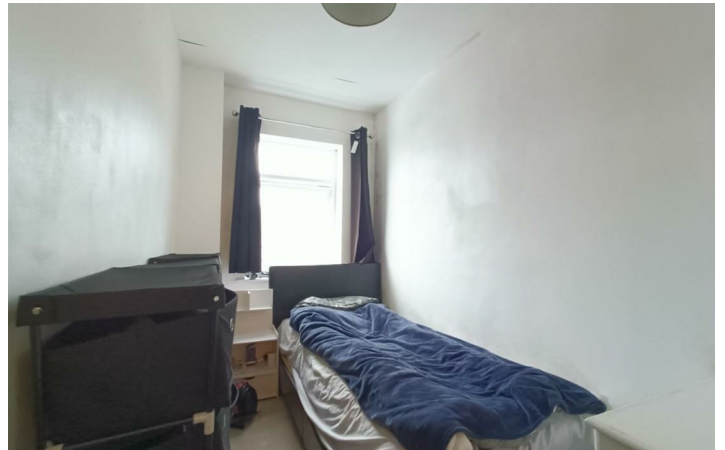
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- THREE BEDROOM TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- SITTING TENANTS
- CHAIN FREE
- LOCAL AMENITIES ON FOSSE ROAD NORTH
- LOW MAINTENANCE YARD
- CITY CENTRE LESS THAN FIFTEEN MINUTES AWAY

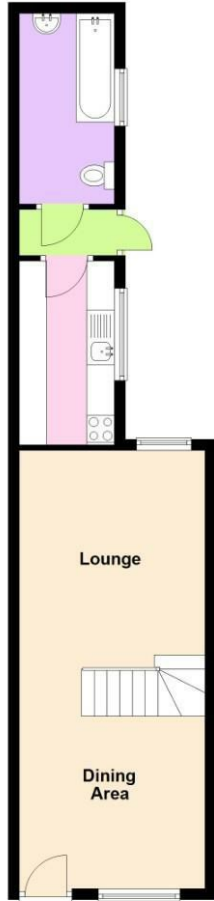


[Directions](#)

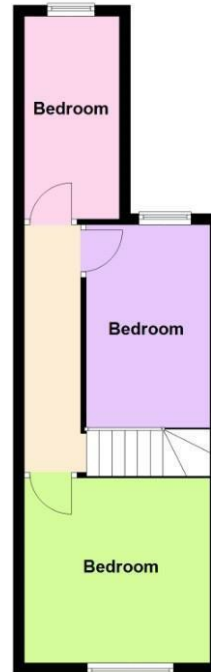


Floor Plan

Ground Floor
Approx. 40.9 sq. metres (440.7 sq. feet)



First Floor
Approx. 33.7 sq. metres (362.8 sq. feet)



Total area: approx. 74.6 sq. metres (803.5 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			