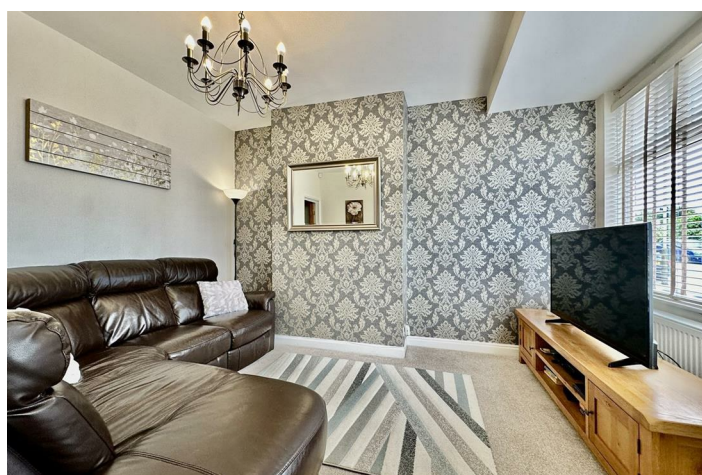


FREEHOLD



House - Terraced (EPC Rating: D)

Gwendolen Road, Evington, Leicester, LE5 5FJ

PRICE:

£290,000

 SETHS

 3  1  0  D

# 3 Bedroom House - Terraced located in Leicester

\*\*\* GWENDOLEN ROAD - THREE BEDROOM - EXTENDED KITCHEN/DINER - DRIVEWAY \*\*\*

Introducing this 3-bedroom mid-terraced family home located on Gwendolen Road, Leicester. The ground floor features a bay-windowed lounge and a sitting room, complemented by a single-storey extension at the rear that accommodates a spacious kitchen and diner.

Upstairs, the property comprises three bedrooms, with built-in wardrobes in bedrooms 1 and 2, and a family bathroom. Outside, there is ample garden space and a driveway providing parking for two vehicles.

Finished to a high standard, the property boasts double glazing and gas central heating. Its location offers the convenience of being within walking distance of nearby Crown Hills School. Viewing is highly recommended for this ready-to-move-in property contact Seths Estate Agents today.

## ENTRANCE HALL

Laminate flooring provides access to the lounge, stairs leading to the first floor, and entrance into the accommodation via a UPVC door.

## LOUNGE

13'3" x 9'11"  
Carpeted flooring, providing access to extended kitchen/diner, double glazed bay window facing the front aspect, radiator

## SITTING ROOM

12'0" x 9'10"  
Carpeted flooring, radiator, open access to kitchen/diner, store cupboard located under stairs, storage/pantry room at the side.

## KITCHEN/DINER

13'11" x 10'4"  
Tiled flooring, base level units and eye level units, space for American style fridge freezer, plumbing for a dishwasher and washing machine, stainless steel sink, double glazed window facing the side aspect, integrated four ring gas burner with oven and integrated extractor over, partially tiled walls, double glazed window facing the rear aspect, bi-folding UPVC doors providing access to the garden, spotlighting, radiator

## FIRST FLOOR

## LANDING

Carpeted flooring, providing access to all rooms on the first floor, hatch to access loft area

## BEDROOM 1

13'3" x 9'10"  
Carpeted flooring, in-built storage cupboards, radiator, double glazed bay window facing the front aspect.

## BEDROOM 2

10'11" x 9'3"  
Carpeted flooring, radiator, inbuilt storage cupboards, double-glazed window facing the rear aspect.

## BEDROOM 3

Carpeted flooring, radiator, double glazed window facing the front aspect.

## BATHROOM

6'10" x 6'6"

## OUTSIDE

To the front, the property accommodates parking for two vehicles surfaced with block paving, a wooden gate leads to a shared passage allowing access to the garden, steps up leads to a uPVC door providing access to the entrance. At the rear, there is a slabbed patio area, steps up lead to a grass lawn with slabbed path providing access towards the rear of the garden, two wooden sheds, secluded by a wooden fencing along the perimeter.

## FREEHOLD

## COUNCIL TAX BAND - A

## ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,528.34

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre





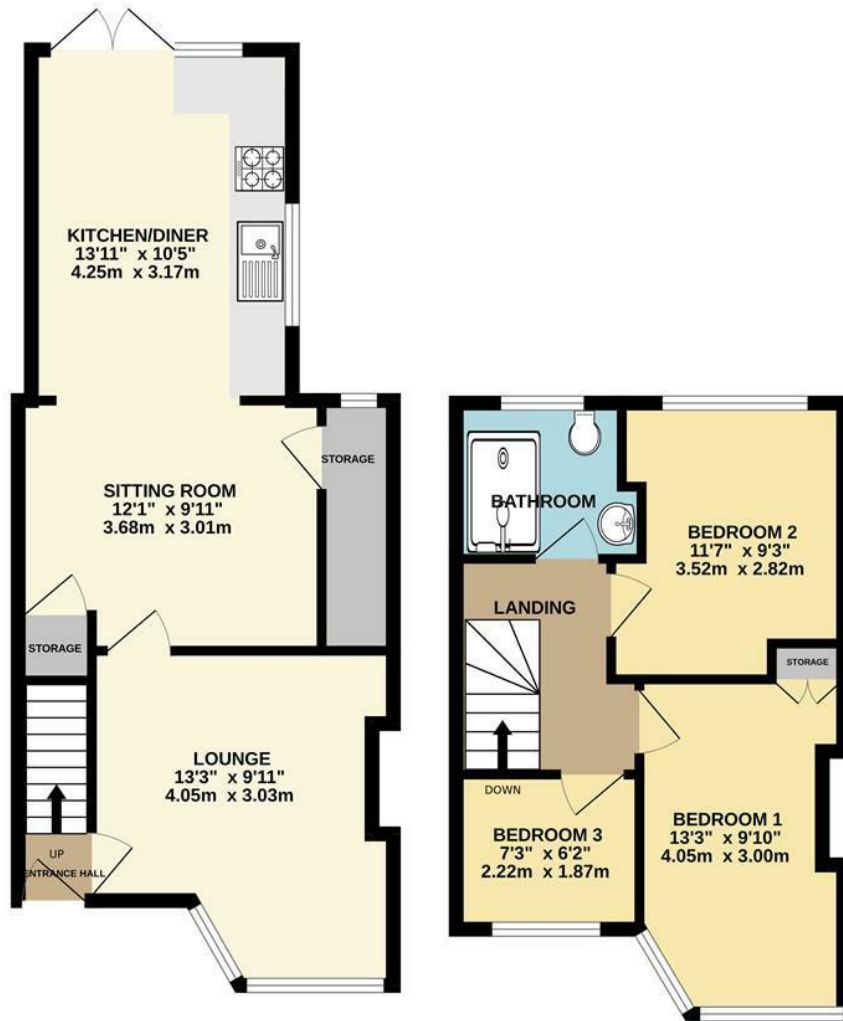










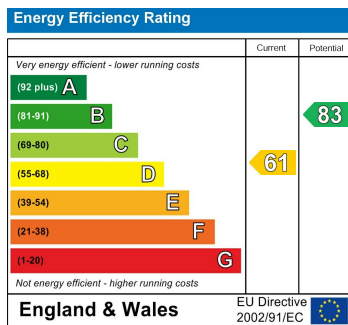


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Performance Graph



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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.