

FREEHOLD



House - Terraced

# ROBERT HALL STREET ABBAY LANE LEICESTER LE4 5RB

Offers Over

# £180,000

## FEATURES

- Two Bedrooms
- Large Lounge
- Double Glazed
- No Chain
- Abbey
- Mid Terraced
- Front and Rear Garden
- Gas Central Heating
- Viewings By Appointment Only
- Ideal Family Home or Investment



 **SETHS**

# 2 Bedroom House - Terraced located in Leicester

## ENTRANCE PORCH

Vinyl flooring, storage cupboard accommodating gas and electric meters, and a radiator. Entry into the property is via a wooden door.

## LOUNGE

18'4" x 12'10"

Vinyl flooring, radiator, double-glazed window facing the front aspect, stairs leading to the first floor, and doors leading into the kitchen. An additional radiator is present.

## KITCHEN

12'9" x 11'11"

Vinyl flooring, base and eye-level units, integrated four-ring gas burner with oven and extractor overhead, stainless steel sink, plumbing for a washing machine, and a gas-powered boiler. UPVC door allows access into the garden, and there is a double-glazed window facing the side aspect. Space for a fridge is also available.

## FIRST FLOOR

### LANDING

Carpeted flooring, providing access to all rooms on the first floor, and a hatch to access the loft.

### BEDROOM 1

12'9" x 11'6"

Carpeted flooring, radiator, and two double-glazed windows facing the front aspect.

### BEDROOM 2

12'0" x 7'6"

Carpeted flooring, radiator, and double-glazed window facing the side aspect.

## BATHROOM

Vinyl flooring, partially tiled walls, standing shower cubicle with mixer function, radiator, base-level unit including wash hand basin and toilet, and double glazed window facing the side aspect.

## OUTSIDE

The property features a front garden secluded by a wooden perimeter. The front garden accommodates a slabbed path, providing access to the accommodation via a UPVC door, and a small front lawn.

To the rear, the garden is block-paved and secluded by a wooden perimeter. A wooden gate provides access to the rear aspect.

From the garden, there is access to a garage, which is accessible via a metal up-and-over door. There is also parking space for an additional vehicle.

## GARAGE

Accessed via up and over door, parking for one vehicle in front of garage.

## FREEHOLD

## ADDITIONAL INFORMATION

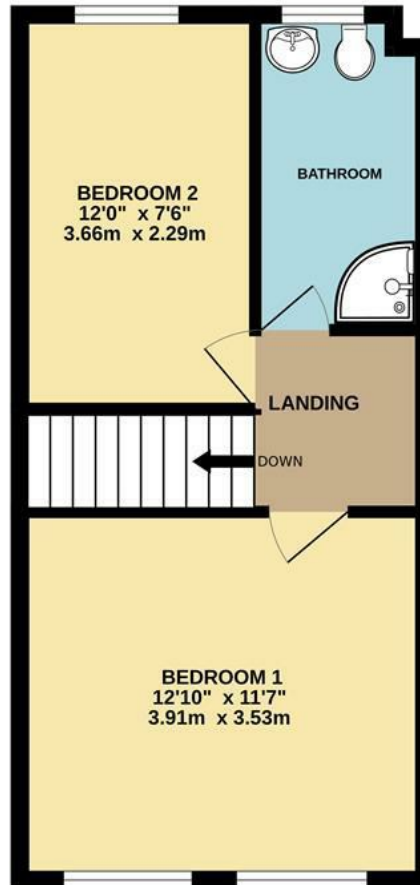
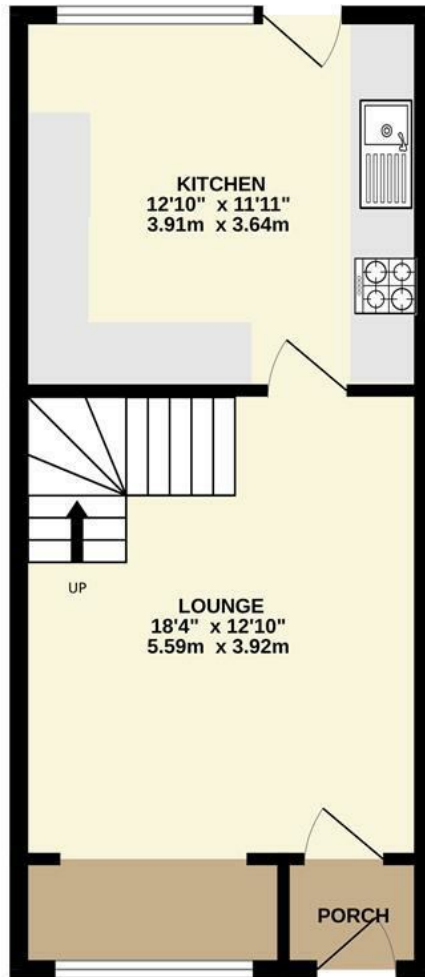
## COUNCIL TAX BAND - A



BELGRAVE OFFICE SALES | 20 LOUGHBOROUGH ROAD, LEICESTER, LE4 5LD

GROUND FLOOR

1ST FLOOR



Call us on

0116 266 9977

[sales@seths.co.uk](mailto:sales@seths.co.uk)

[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band

A

Energy Efficiency Rating

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

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.

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.  
Made with Metropix ©2024

