

FOR SALE



House - Semi-Detached

# TOLLEMACHE AVENUE LEICESTER LE4 0EA

## £230,000

### FEATURES

- Three Bedrooms
- Corner Plot
- Off Abbey Lane
- Off Road Parking
- Double Glazing
- Semi Detached
- Ideal Investment Opportunity
- Garage
- Viewings by Appointment Only
- Gas Central Heating



 **SETHS**

# 3 Bedroom House - Semi-Detached located in Leicester

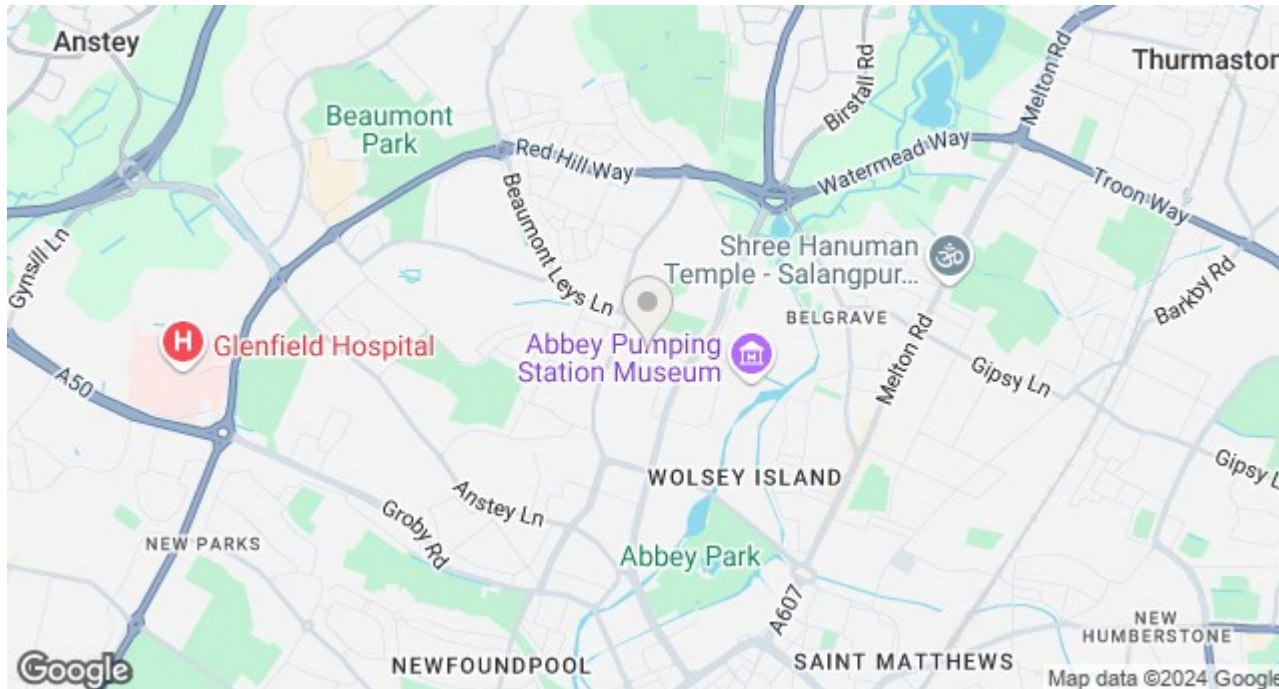
Seths Estate Agents are delighted to offer this three-bedroom semi-detached property on Tollemache Avenue, just off Abbey Lane. Sitting on a corner plot, it offers off-road parking for two cars and is perfect for investors or homeowners, with modernisation needed throughout.

Inside, the hallway leads to a lounge with bay window and a dining room with access to the rear garden. The kitchen features base and eye-level units, a gas supply for a cooker, and space for a washing machine. A lobby provides access to the downstairs WC and additional storage.

Upstairs, the house has three bedrooms, two of which have fitted wardrobes. The bathroom includes an electric shower over a polyvinyl bath and a cupboard containing the gas-powered boiler.

Outside, there's a block-paved driveway at the front, while the rear garden has a lawn, wooden fencing, a brick-built shed, and access to a garage.

For more details or to book a viewing, contact Seths Estate Agents on 0116 266 9977.



Call us on

0116 266 9977

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

Council Tax Band

**B**

## 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.

