

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**Birsmore Avenue, Rushey Mead, Leicester, LE4 7YA**

Offers Over

**£260,000**



# 2 Bedroom House - Semi-Detached located in Leicester

\*\*\* POTENTIAL TO EXTEND (STP) - TWO BEDROOMS - SEMI DETACHED - RUSHEY MEAD - OFF ROAD PARKING \*\*\*

Seths are pleased to present this well-maintained three-bedroom semi-detached home in the highly popular Rushey Mead area, offering a driveway for two vehicles and excellent potential to extend (STPP).

Upon entering, a porch leads into a spacious lounge with laminate flooring, a large front-facing window allowing natural light, and double doors opening into the kitchen. The kitchen is fitted with base and eye-level units, space for a fridge and washing machine, a gas-powered combination boiler, and a stainless steel sink. A sliding UPVC door provides access to the rear garden.

Upstairs, the property offers three well-sized bedrooms, each with double-glazed windows, and a family bathroom fitted with a polyvinyl bathtub, toilet, and wash hand basin.

Externally, the rear garden features a paved patio, lawn, and pathway leading to the end of the garden, enclosed by a mix of brick-built and wooden fencing with gated side access.

An excellent opportunity for first-time buyers or investors, located close to local schools, amenities, and transport links. Contact Seths to arrange a viewing.

## PORCH

Accessed via a wooden door, featuring a storage cupboard housing the meters. Entry into the property is provided through a secondary wooden door.

## LOUNGE

13'6" x 13'6"

Laminate flooring, with stairs leading to the first floor. The double-glazed window faces the front aspect, the radiator, and the additional double-glazed window faces the side aspect. Double doors allow access to the kitchen.

## KITCHEN

13'6" x 8'2"

Tiled flooring, base and eye-level units, space for a fridge, and partially tiled walls. A sliding uPVC door provides access to the garden. Plumbing and space available for a washing machine. Gas-powered combination boiler. Stainless steel sink with a double-glazed window facing the rear aspect. Access to the side porch via a uPVC door. Space and gas supply for a burner.

## FIRST FLOOR

### LANDING

Carpeted flooring, with a double-glazed window facing the side aspect. Provides access to all first-floor rooms, a storage cupboard, and a hatch to the loft.

## BEDROOM ONE

13'7" x 10'5"

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

## BEDROOM TWO

11'3" x 7'4"

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

## BATHROOM

6'2" x 5'6"

Vinyl flooring, partially tiled walls, radiator, toilet, wash hand basin, polyvinyl bathtub, and a double-glazed window facing the right aspect.

## OUTSIDE

To the front, the property offers parking for two vehicles alongside a small grass garden. Access to the car port is available at the side, leading to the porch entrance.

The rear garden is fully paved, with a path extending to the end of the plot. A lawned area is enclosed by a combination of brick-built, wooden-fenced, and metal borders, providing a sense of privacy. Side access is available via wooden gates.

## CAR PORT

## FREEHOLD

## COUNCIL TAX BAND - B

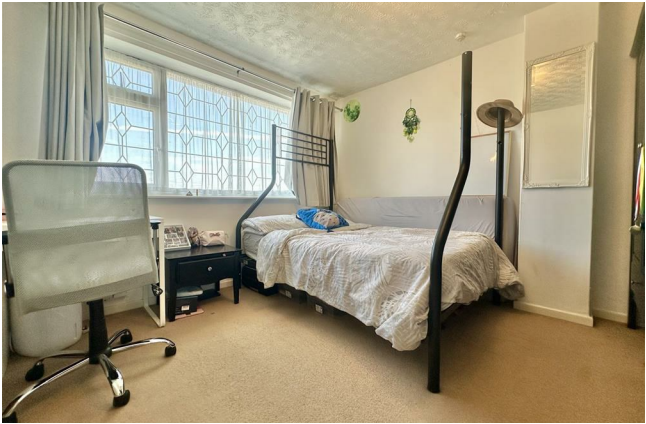
## ADDITIONAL INFORMATION





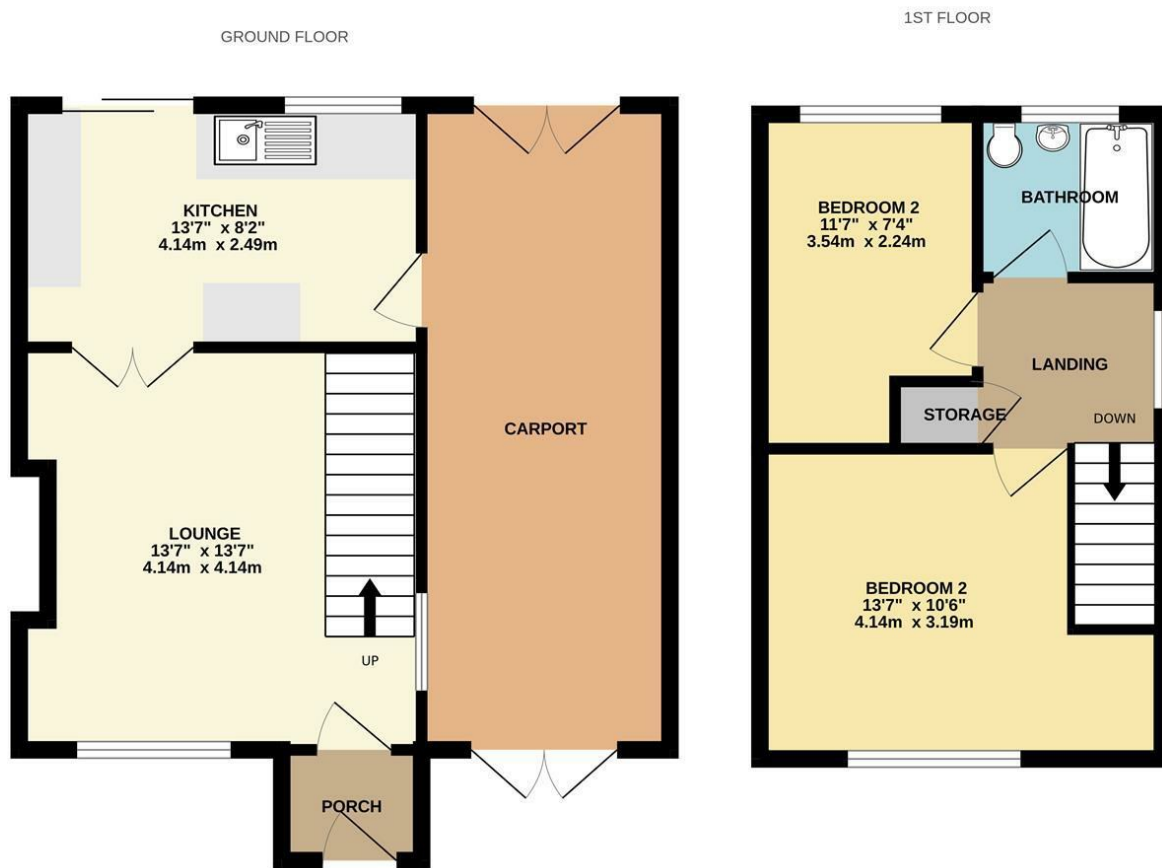
Tenure: Freehold  
EPC rating: D  
Council Tax Band: B (Leicester)  
Council Tax Rate: £1,872.67  
Mains Gas: Yes  
Mains Electricity: Yes  
Mains Water: Yes  
Mains Drainage: Yes  
Broadband availability: Superfast Fibre Broadband









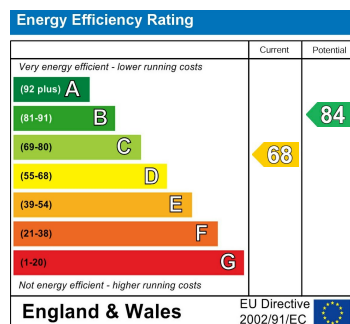


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2025

Council Tax Band

**B**

Energy Performance Graph



Call us on

**0116 266 9977**

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

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

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.