

FOR SALE



ST. AUSTELL ROAD  
THURNBY LODGE  
LEICESTER  
LE5 2RF

£182,500

FEATURES

- No chain
- Popular location
- Two Bedrooms
- Kitchen
- Entrance Area
- Freehold
- Requires modernisation throughout
- Lounge
- Bathroom
- Rear garden



 **SETHS**

# 2 Bedroom End Terraced House for sale in Leicester

## GROUND FLOOR

### ENTRANCE AREA

#### LOUNGE

16'3" x 9'10"

Laminate flooring, radiator, understairs storage cupboard, uPVC double glazed window

#### KITCHEN

13'8" x 6'5"

Wall and base units with worktops over, sink with mixer tap, space for cooker, plumbing for washing machine, space for fridge / freezer, tiled flooring, partly tiled walls, uPVC double glazed window, uPVC double glazed door leading to rear garden

## FIRST FLOOR

### BEDROOM 1

13'9" x 8'7"

Laminate flooring, radiator, uPVC double glazed window

### BEDROOM 2

13'7" x 9'10"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

WC, wash hand basin, bathtub with mixer tap and shower overhead, radiator, lino flooring, tiled walls, uPVC double glazed window

### OUTSIDE

To the front of the property is a small frontage with a pathway leading up to the front door. To the rear of the property is a good size garden partly slabbed, partly laid to lawn with wooden fence surrounds.

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,605.15

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre





UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

Call us on  
**0116 266 9977**

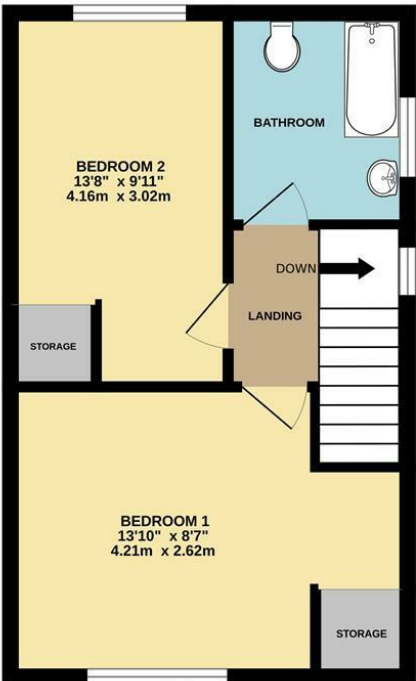
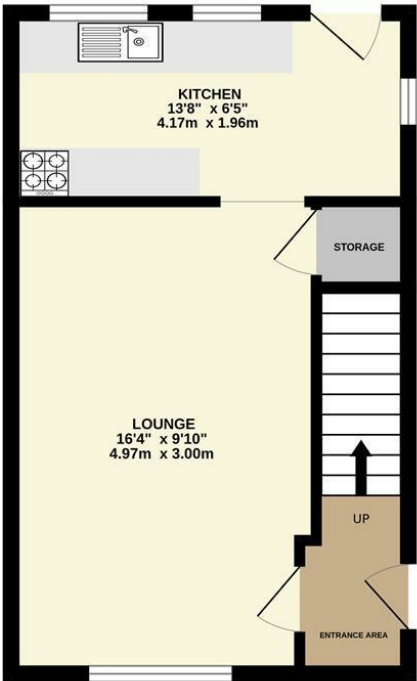
**info@seths.co.uk**  
**www.seths.co.uk**

Council Tax Band

**A**


GROUND FLOOR

1ST FLOOR



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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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**SETHS**