

FOR SALE

EVINGTON STREET
HIGHFIELDS
LEICESTER
LE2 0SA

£240,000

FEATURES

- No chain
- Freehold
- Planning approved to extend by 3 metres
- Sitting Room + Dining Room
- Basement
- Recently refurbished
- Sought after location
- Two Bedrooms
- Kitchen
- Rear yard



 **SETHS**

2 Bedroom Mid Terraced House for sale in Leicester

BASEMENT

GROUND FLOOR

SITTING ROOM

11'3" x 10'5"

Laminate flooring, radiator, uPVC double glazed window

DINING ROOM

11'10" x 11'10"

Laminate flooring, radiator, uPVC double glazed window

KITCHEN

9'6" x 5'9"

Wall and base units with worktops over, space for cooker, sink with mixer tap and drainer, space for fridge / freezer, lino flooring, partly tiled walls, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

14'5" x 10'7"

Carpeted, radiator, x2 uPVC double glazed window

BEDROOM 2

11'3" x 10'4"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap and vanity units, bathtub, lino flooring, tiled walls, towel radiator, extractor fan, storage cupboard, uPVC double glazed window

OUTSIDE

Slabbed yard to the rear with wooden fence and brick walls surround.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,605

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre to the Cabinet Broadband



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Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.
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