

FOR SALE



House - End Terrace

**SULGRAVE ROAD
NORTH EVINGTON
LEICESTER
LE5 0LA**

£235,000

FEATURES

- Two Bedrooms
- Driveway
- Double Glazed Window
- North Evington
- Ideal First Time Purchase/Investment
- End Terraced
- Large Lounge
- Gas Central Heating
- Viewings By Appointment Only
- Rear Yard



SETHS

2 Bedroom End Terraced House For Sale in Leicester

GROUND FLOOR

OPEN PLAN LOUGE/DINING

25'9" x 10'6"

Accessed via a composite front door into a spacious open-plan lounge. Finished with laminate flooring, radiators, and double-glazed windows to both the front and rear aspects, allowing excellent natural light. Includes a feature fireplace space, a gas fire, and a storage cupboard housing the gas, electric, and consumer units. Additional under-stairs storage and stairs leading to the first floor.

KITCHEN

14'8" x 5'6"

Vinyl flooring, partially tiled walls, radiator, and base-level units with stainless steel sink. Double-glazed window to the side aspect and door providing access into the garden. Plumbing and space for a washing machine, as well as space and gas supply for a cooker and a fridge. Appliances included.

FIRST FLOOR

LANDING

Laminate flooring with access to all first-floor rooms. Hatch to the loft, which was insulated approximately a year ago. Radiator.

BEDROOM ONE

10'9" x 8'11"

Laminate flooring, radiator, and double-glazed window facing the rear aspect. Storage recess.

BEDROOM TWO

11'9" x 10'11"

Laminate flooring, radiator, inbuilt storage cupboard, and double-glazed window to the front aspect.

BATHROOM

8'4" x 6'10"

Vinyl flooring, partially tiled walls, radiator, polyvinyl bathtub with mixer attachment, wash hand basin, toilet, and storage cupboard accommodating a gas-powered combination boiler. Double-glazed window facing the rear aspect.

OUTSIDE

Paved driveway, partially enclosed by a brick-built border. Side passage provides access to the rear garden. To the rear there is a paved garden, fully enclosed by a brick-built perimeter, with access to a shared passage leading to the front.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: A (Leicester)

Council Tax Rate: £1,605.15

Mains Gas: Yes

Mains Electricity: Yes

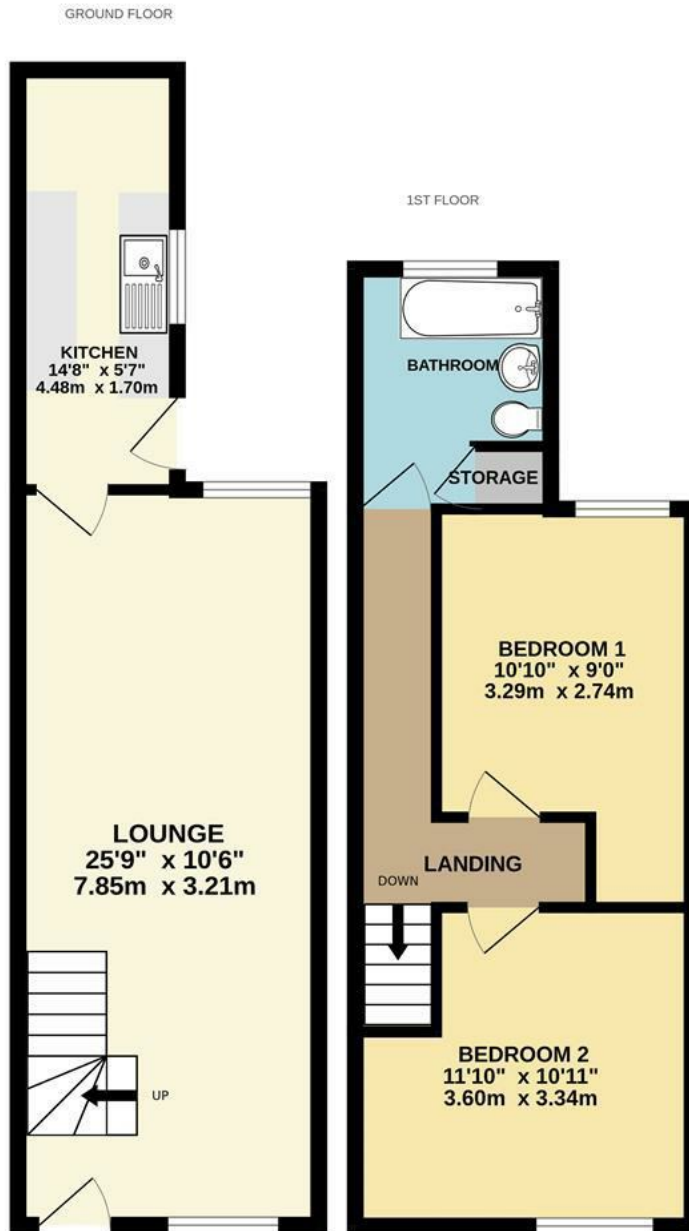
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband



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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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Council Tax Band

A

Energy Efficiency Rating

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

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