

FOR SALE



# JARROM STREET BEDE ISLAND LEICESTER LE2 7DX

Offers Over

£195,000

## FEATURES

- No chain
- Close to DMU, LRI and City Centre
- Sitting Room
- Extended kitchen with utility room
- uPVC double glazing
- Popular location
- 3 Bedrooms
- Dining Room
- Bathroom
- Gas central heating



 **SETHS**

# 3 Bedroom Mid Terraced House for sale in Leicester

## GROUND FLOOR

### SITTING ROOM

12'1" x 11'6"

Laminate flooring, radiator, uPVC double glazed window, double doors leading to dining room

### DINING ROOM

14'3" x 11'6"

Laminate flooring, radiator, uPVC double glazed window, staircase leading to first floor

### KITCHEN

14'3" x 5'11"

Wall and base units with worktops over, 4 ring gas hob with built in oven, sink with mixer tap and drainer, space for under counter fridge, tiled flooring, partly tiled walls, radiator, uPVC double glazed window

### UTILITY ROOM

7'10" x 5'8"

Tiled flooring, space for washing machine, space for fridge / freezer, partly tiled walls, uPVC double glazed door leading to rear yard

### BATHROOM

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

## FIRST FLOOR

### BEDROOM 1

12'1" x 11'6"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

11'6" x 10'5"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### BEDROOM 3

8'3" x 6'0"

Carpeted, radiator, uPVC double glazed window

### OUTSIDE

To the rear of the property is a small slabbed yard with low level brick walls surround.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: A

Council Tax Rate: £1,605.15

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

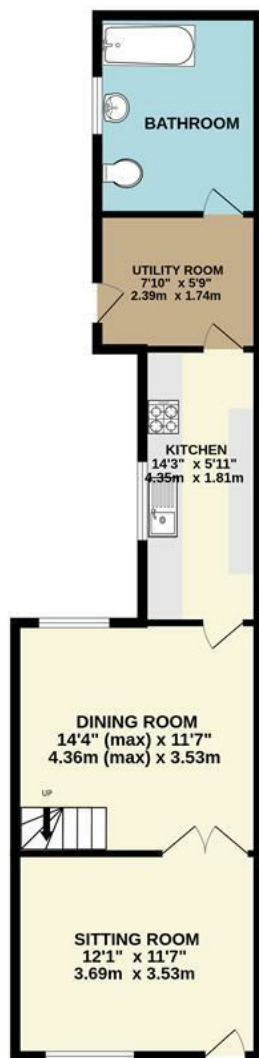
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband





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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Council Tax Band

**A**

### 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>	<b>72</b>	<b>78</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.

**SETHS**