



FOR SALE



LANCASTER PLACE  
OFF LANCASTER ROAD  
LEICESTER  
LE1 7HB

£185,000

#### FEATURES

- Cash Buyers Only
- Freehold
- Grade II Listed Semi Detached House
- No Chain
- Walking distance to Colleges / Universities, Train Station + City Centre
- Living Room + Dining Room
- Kitchen
- Three Bedrooms
- Shower Room + WC
- Wrap around garden



 SETHS

# 3 Bedroom Semi - Detached House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALL

### LIVING ROOM

13'0" x 10'7"

Carpeted, radiator, fireplace, x2 windows

### DINING ROOM

11'6" x 9'6"

Carpeted, radiator, fireplace, x2 windows

### KITCHEN

13'3" x 7'8"

Wall and base units with worktops over, space for freestanding cooker, sink with drainer, plumbing for washing machine, space for fridge / freezer, lino flooring, partly tiled walls, x2 windows, access to downstairs WC and rear garden

### WC

WC, lino flooring, window

## FIRST FLOOR

### BEDROOM 1

11'6" x 9'6"

Carpeted, radiator, fitted wardrobes, window

### BEDROOM 2

13'0" x 10'7"

Carpeted, radiator, x2 windows

### BEDROOM 3

7'9" x 7'1"

Carpeted, radiator, window

## SHOWER ROOM

WC, wash hand basin with mixer tap, shower cubicle, tiled flooring, tiled walls, radiator, extractor fan, window

## OUTSIDE

Wrap around garden with hedges surround

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: B

Council Tax Rate: £1,873

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre

## NOTE

These are draft details. Final details are awaited including the possibility of a parking space to the rear of the property accessed via a private road.



Call us on

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

Council Tax Band

B



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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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.

