

FOR SALE



# LYME ROAD EVINGTON LEICESTER LE2 1QE

Offers Over  
**£230,000**

## FEATURES

- No chain
- Walking distance to many local amenities
- Sitting Room
- Entrance Hallway
- Rear yard
- Sought after location
- Three Bedrooms
- Dining Room
- Downstairs bathroom + upstairs shower room
- uPVC double glazing



**SETHS**

# 3 Bedroom Mid Terraced House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

Laminate flooring, staircase leading to first floor

### SITTING ROOM

12'11" (max) x 9'2" (max)

Laminate flooring, radiator, uPVC double glazed window

### DINING ROOM

12'2" x 11'3"

Carpeted, radiator, understairs storage cupboard, uPVC double glazed door leading to rear yard

### KITCHEN

13'6" x 7'1"

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

### LOBBY

uPVC double glazed door leading to rear yard

### BATHROOM

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

## FIRST FLOOR

### BEDROOM 1

11'3" x 11'2"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### BEDROOM 2

9'8" x 9'4" (max)

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

10'10" x 10'6" (max)

Carpeted, radiator, uPVC double glazed window

### SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, shower cubicle, lino flooring, tiled walls, uPVC double glazed window

### OUTSIDE

Slabbed yard to the rear

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: A

Council Tax Rate: £1,685.83

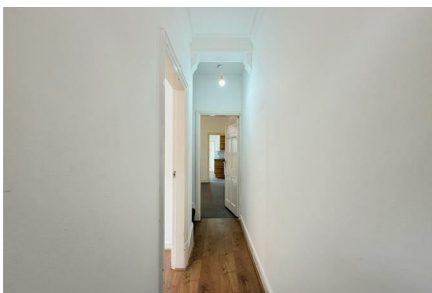
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

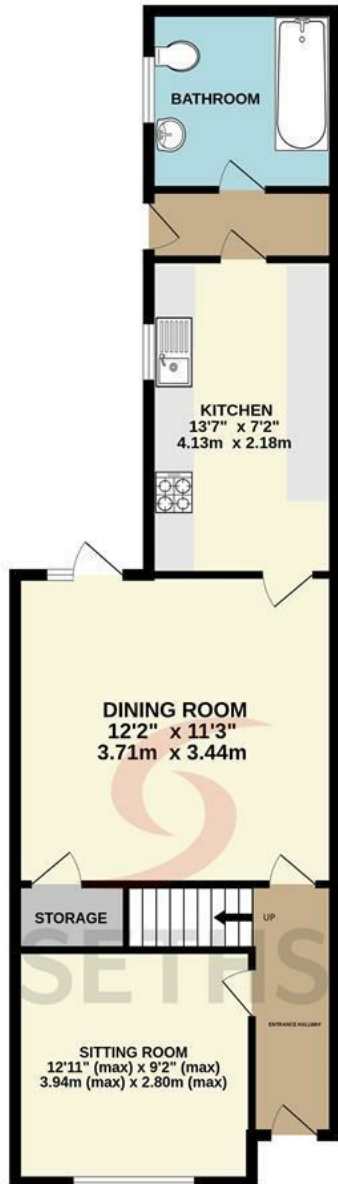
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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

GROUND FLOOR



1ST FLOOR



Call us on

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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>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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.

