

FOR SALE



OSBORNE ROAD
NORTH EVINGTON
LEICESTER
LE5 5ET

£280,000

FEATURES

- Sought-after Location
- Two Reception Rooms
- Dining Room
- Downstairs Wet Room
- Rear Yard
- Freehold
- Three Bedrooms
- Extended Kitchen
- Upstairs Bathroom
- Within walking distance of schools, shops and places of worship



 **SETHS**

3 Bedroom Mid-Terraced House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

Vinyl flooring, radiator, staircase leading to the first floor

RECEPTION ROOM 1

11'3" x 9'1"

Carpeted, radiator, fireplace, uPVC double glazed window

RECEPTION ROOM 2

12'5" x 12'4"

Vinyl flooring, radiator, fireplace, understairs storage cupboard, uPVC double glazed window

DINING ROOM

16'4" x 7'6"

Vinyl flooring, radiator, uPVC double glazed window

KITCHEN

10'5" x 7'3"

Wall and base units with worktops over, space for a freestanding cooker, extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for a fridge/freezer, space for a tumble dryer, tiled flooring, tiled walls, uPVC double glazed window, uPVC double glazed door leading to the rear yard

WET ROOM

WC, wash hand basin with mixer tap, shower area, radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

12'11" x 11'3"

Carpeted, radiator, fitted cupboards, uPVC double glazed window

BEDROOM 2

10'0" x 9'10"

Carpeted, radiator, fitted cupboards, uPVC double glazed window

BEDROOM 3

10'2" x 7'6"

Carpeted, radiator, uPVC double glazed window

BATHROOM

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

OUTSIDE

To the rear of the property is a paved yard surrounded by brick walls

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

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



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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) A		
(81-91) B		
(69-80) C	69	76
(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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SETHS