

FOR SALE



DEVANA ROAD  
STONEYGATE  
LEICESTER  
LE2 1PL

£205,000

FEATURES

- No chain
- Close to schools, shops and places of worship
- Sitting Room
- Kitchen
- Rear yard
- Sought after location
- Two Bedrooms
- Dining Room
- Family bathroom
- uPVC double glazing



 **SETHS**

# 2 Bedroom Mid Terraced House for sale in Stoneygate

## GROUND FLOOR

### SITTING ROOM

10'7" x 10'2"

Carpeted, radiator, uPVC double glazed window

### DINING ROOM

11'6" x 10'7"

Carpeted, radiator, uPVC double glazed window

### KITCHEN

9'1" x 6'0"

Wall and base units with worktops over, stainless steel sink with mixer tap and drainer, space for freestanding cooker, plumbing for washing machine, space for fridge / freezer, lino flooring, partly tiled walls, x2 uPVC double glazed windows, uPVC double glazed door to rear yard

## FIRST FLOOR

### BEDROOM 1

12'1" x 10'7"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

11'6" x 9'2"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### BATHROOM

4 pc suite comprising of; WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap, shower cubicle, lino flooring, partly tiled walls, towel radiator, extractor fan, uPVC double glazed window

## OUTSIDE

To the rear of the property is a small yard with brick walls surround. There is the added benefit of a couple brick built coal houses.

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,685.83

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

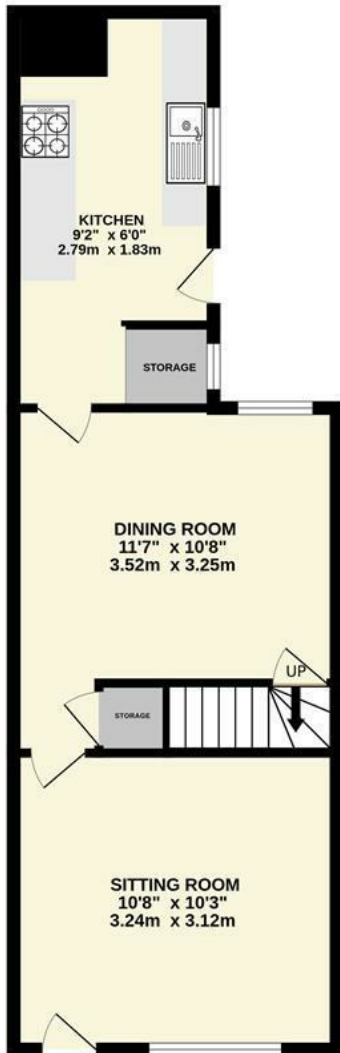
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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

GROUND FLOOR



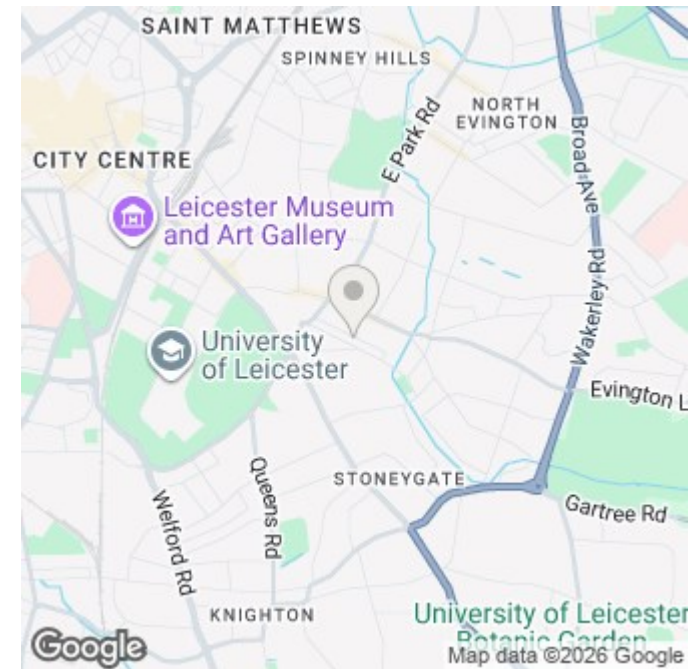
1ST FLOOR



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

Council Tax Band  
**A**



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.

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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