

FOR SALE



CONSTANCE ROAD NORTH EVINGTON LEICESTER LE5 5DE

Offers Over
£205,000

FEATURES

- No chain
- Perfect for investors / first time buyers
- Sitting Room
- Kitchen
- Rear yard
- Sought after location
- Three Bedrooms
- Dining Room
- Downstairs wet room + upstairs WC
- uPVC double glazing



 **SETHS**

3 Bedroom Mid Terraced House for sale in Leicester

GROUND FLOOR

SITTING ROOM

11'6" x 10'9" (max)

Carpeted, radiator, uPVC double glazed window

DINING ROOM

11'6" x 10'10" (max)

Carpeted, radiator, uPVC double glazed window

KITCHEN

12'3" x 6'2"

Wall and base units with worktops over, space for freestanding cooker with extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, carpeted, partly tiled walls, uPVC double glazed window

LOBBY

Access to rear yard

WET ROOM

WC, wash hand basin, lino flooring, tiled walls, radiator, extractor fan, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

12'4" (max) x 11'6"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

11'9" x 9'8"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 3

8'5" x 6'2"

Carpeted, radiator, uPVC double glazed window

WC

WC, wash hand basin, lino flooring, window

OUTSIDE

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

ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: A

Council Tax Rate: £1,685.83

Mains Gas: Yes (currently disconnected)

Mains Electricity: Yes

Mains Water: Yes

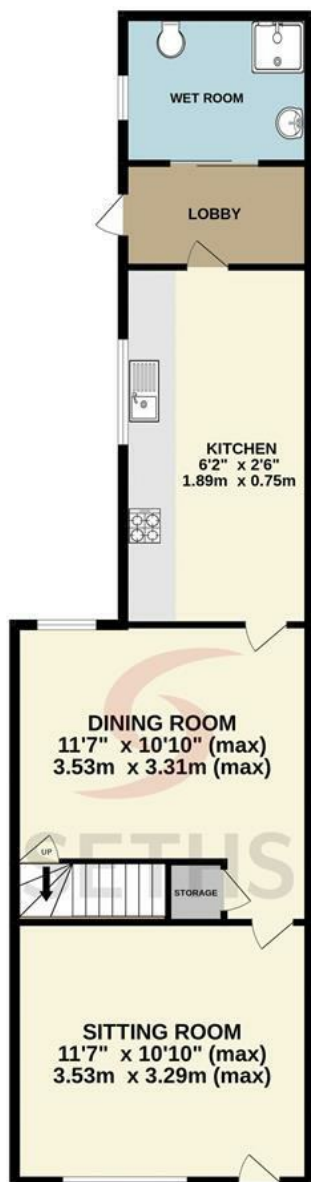
Mains Drainage: Yes

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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www.seths.co.uk

Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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