

FOR SALE



KINGSTON ROAD  
OFF EVINGTON ROAD  
LEICESTER  
LE2 1QD

Offers Over  
**£230,000**

FEATURES

- No chain
- Close to many local amenities
- Sitting Room
- Kitchen
- Rear yard
- Sought after location
- Three Bedrooms
- Dining Room
- Bathroom + outside WC
- Gas central heating



 **SETHS**

# 3 Bedroom Terraced House for sale in Leicester

## GROUND FLOOR

### SITTING ROOM

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

Laminate flooring, radiator, uPVC double glazed window

### DINING ROOM

12'4" x 11'2" (max)

Carpeted, radiator, uPVC double glazed window

### KITCHEN

14'9" x 6'6"

Wall and base units with worktops over, space for freestanding cooker, extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, vinyl flooring, partly tiled walls, x2 uPVC double glazed windows

## FIRST FLOOR

### BEDROOM 1

12'7" (max) x 11'11"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### BEDROOM 2

12'4" x 9'9" (max)

Carpeted, radiator, storage cupboard, uPVC double glazed window

### BEDROOM 3

11'6" x 7'3" (max)

Carpeted, radiator, uPVC double glazed window

### BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap and shower

overhead, vinyl flooring, tiled walls, towel radiator, extractor fan, uPVC double glazed window

## OUTSIDE

Slabbed yard to the rear with brick walls surround and access to an outside WC

## 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



Call us on

**0116 266 9977**

**info@seths.co.uk**

**www.seths.co.uk**

Council Tax Band

**A**

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>78</b> |
| (55-68) <b>D</b>                            | <b>57</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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**