House - Townhouse (EPC Rating: C)

DAVID AVENUE, LEICESTER, LE4 2PH.

Offers Over

£200,000

SETHS

3 1 1 C

3 Bedroom House - Townhouse located in Leicester

***** THREE BEDROOMS - MID TOWN HOUSE - OFF ROAD PARKING *****

Seths are pleased to market this three-bedroom mid town house located on David Avenue. The property benefits from off-road parking, a spacious rear garden.

On the ground floor, the property comprises an entrance hallway, lounge, dining room, and a fitted kitchen with a range of units. The first floor offers three well-proportioned bedrooms and a family bathroom with a three-piece suite.

Externally, the property boasts a sizeable rear garden with both lawn and paved areas, and access to a shared passageway leading to the front. Off-road parking is available to the front of the home.

Contact Seths to arrange a viewing - 0116 266 9977.

GROUND FLOOR

ENTRANCE HALL
Providing access to the first floor via stairs, radiator, and entry into both the lounge and kitchen.

LOUNGE
13'1" x 10'3"
Carpet, double-glazed window to the front aspect, radiator, and door to dining area.

KITCHEN
10'7" x 8'11"
Tiled flooring and tiled walls with a range of base and eye-level units. Features include an freestanding gas hob, stainless steel sink, space and plumbing for a washing machine, space for a fridge, and radiator. Access is provided into the rear garden

DINING ROOM
9'11" x 8'3"
Carpeted, double glazed window to rear aspect, radiator and door to kitchen area.

FIRST FLOOR

LANDING
Finished with carpet, granting access to all rooms on the first floor. Hatch to loft storage.

BEDROOM ONE
13'4" x 11'11"
Carpeted, radiator and double glazed window.

BEDROOM TWO
14'3" x 7'3"
Carpeted, radiator and double glazed window.

BEDROOM THREE
11'3" x 10'10"
Carpeted, radiator and double glazed window.

BATHROOM
Comprising toilet, wash hand basin, radiator, and polyvinyl bathtub with electric shower over. Double-glazed window to the rear aspect.

OUTSIDE
The property features an ample-sized rear garden laid with paved patio and grass lawn, enclosed by a wooden border for privacy. The garden also includes an outside concrete-built shed with additional storage. The property also benefits from a driveway with space for one vehicle.

FREEHOLD

COUNCIL TAX BAND A

ADDITIONAL INFORMATION
enure: Freehold
EPC rating: TBC
Council Tax Band: A (Leicester)
Council Tax Rate: £1,605.15
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

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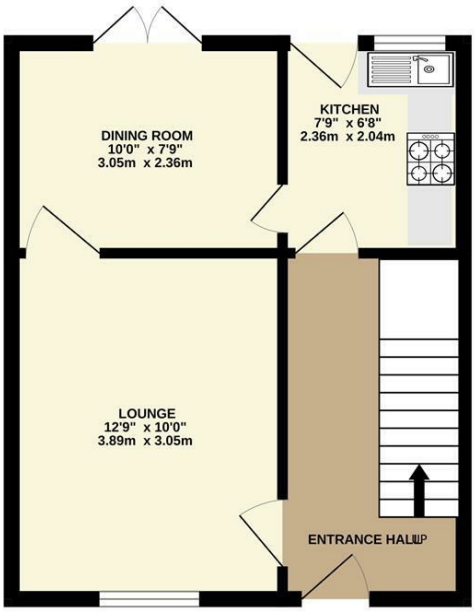
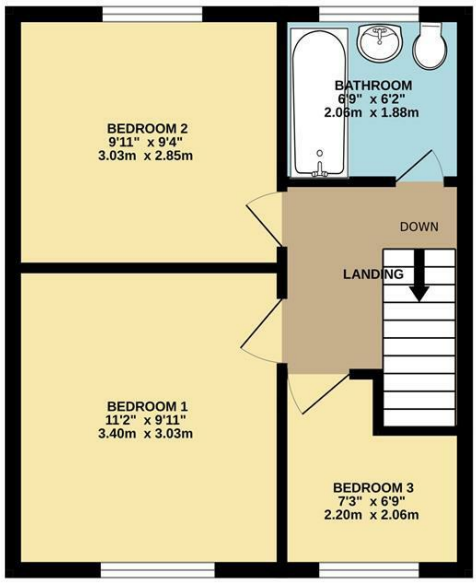
just the job!

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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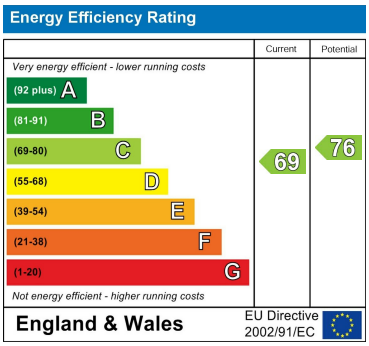
Council Tax Band

A

Energy Performance Graph



Call us on

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www.seths.co.uk

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