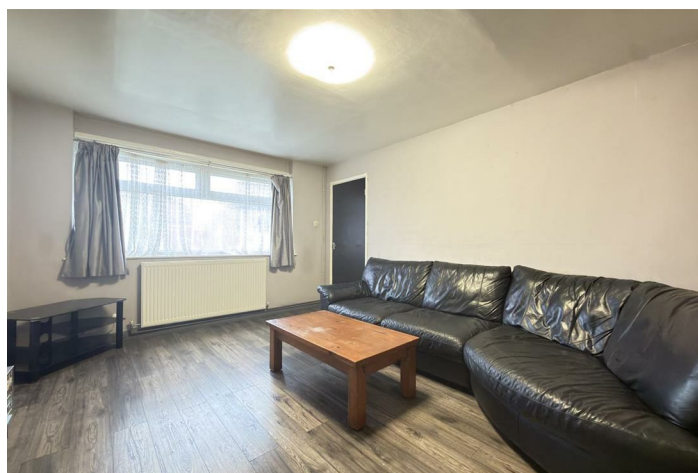


FREEHOLD



House - Terraced (EPC Rating: D)

Dunsville Walk, Rushey Mead, Leicester, LE4 7ZP

Offers Over

£267,000



3 Bedroom House - Terraced located in Leicester

***** RUSHEY MEAD - NO CHAIN - THREE BEDROOMS - GARAGE - MID TERRACED *****

Seths Estate Agents are pleased to bring to market this three-bedroom mid-terraced property located on Dunsville Walk, off Peebles Way in the popular residential area of Rushey Mead, Leicester. Offered to the market with no onward chain, this is a fantastic opportunity for first-time buyers, families, and investors alike.

To the rear, the property features a garden with a slabbed patio area and a lawned garden, with a concrete shed and a wooden gate providing access to a shared passage — all enclosed by a brick-built perimeter.

Internally, the ground floor comprises an entrance hall, an open-plan lounge and sitting room/dining area, a well-appointed kitchen, and a ground floor shower room. To the first floor are three bedrooms, a family bathroom, a separate upstairs WC, and a landing with loft access and storage.

Contact Seths to arrange a viewing.

GROUND FLOOR

ENTRANCE HALL

16'4" x 6'0"

Vinyl flooring, radiator, storage cupboard housing the gas meter, electric meter and consumer unit, additional storage area beneath the stairs, double-glazed window to the front aspect, double-glazed window to the side aspect. Accessed via a uPVC door. Stairs leading to the first floor. Provides access to the lounge and kitchen.

LOUNGE

13'11" x 11'1"

Laminate flooring, radiator, double-glazed window to the front aspect. Open access through to the sitting room/dining area.

SITTING ROOM / DINING AREA

Laminate flooring, radiator. Open access through to the lounge. Provides access to the kitchen and ground floor shower room.

KITCHEN

11'4" x 8'9"

Vinyl flooring, base and high-level units, four-ring gas hob with oven and integrated extractor over, stainless steel sink, space and plumbing for washing machine, space for fridge, partially tiled walls, double-glazed window to the rear aspect.

GROUND FLOOR SHOWER ROOM

9'1" x 3'9"

Tiled flooring, tiled walls, panelled ceiling, spotlighting, standing radiator, standing shower cubicle with electric shower, wash hand basin, WC.

FIRST FLOOR

LANDING

9'9" x 6'1"

Loft hatch, storage cupboard. Provides access to all first-floor rooms.

BEDROOM ONE

13'4" x 9'4"

Carpeted flooring, radiator, double-glazed window to the front aspect.

BEDROOM TWO

11'0" x 10'11"

Carpeted flooring, radiator, double-glazed window to the front aspect.

BEDROOM THREE

8'11" x 7'8"

Carpeted flooring, radiator, double-glazed window to the front aspect.



WC

5'8" x 2'11"

Vinyl flooring, WC, double-glazed window to the rear aspect.

BATHROOM

5'8" x 5'7"

Vinyl flooring, radiator, panelled ceiling, panelled bath with electric shower over, wash hand basin, double-glazed window to the rear aspect.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: A (Leicester)

Council Tax Rate: £1,685.83

Mains Gas: Yes

Mains Electricity: Yes

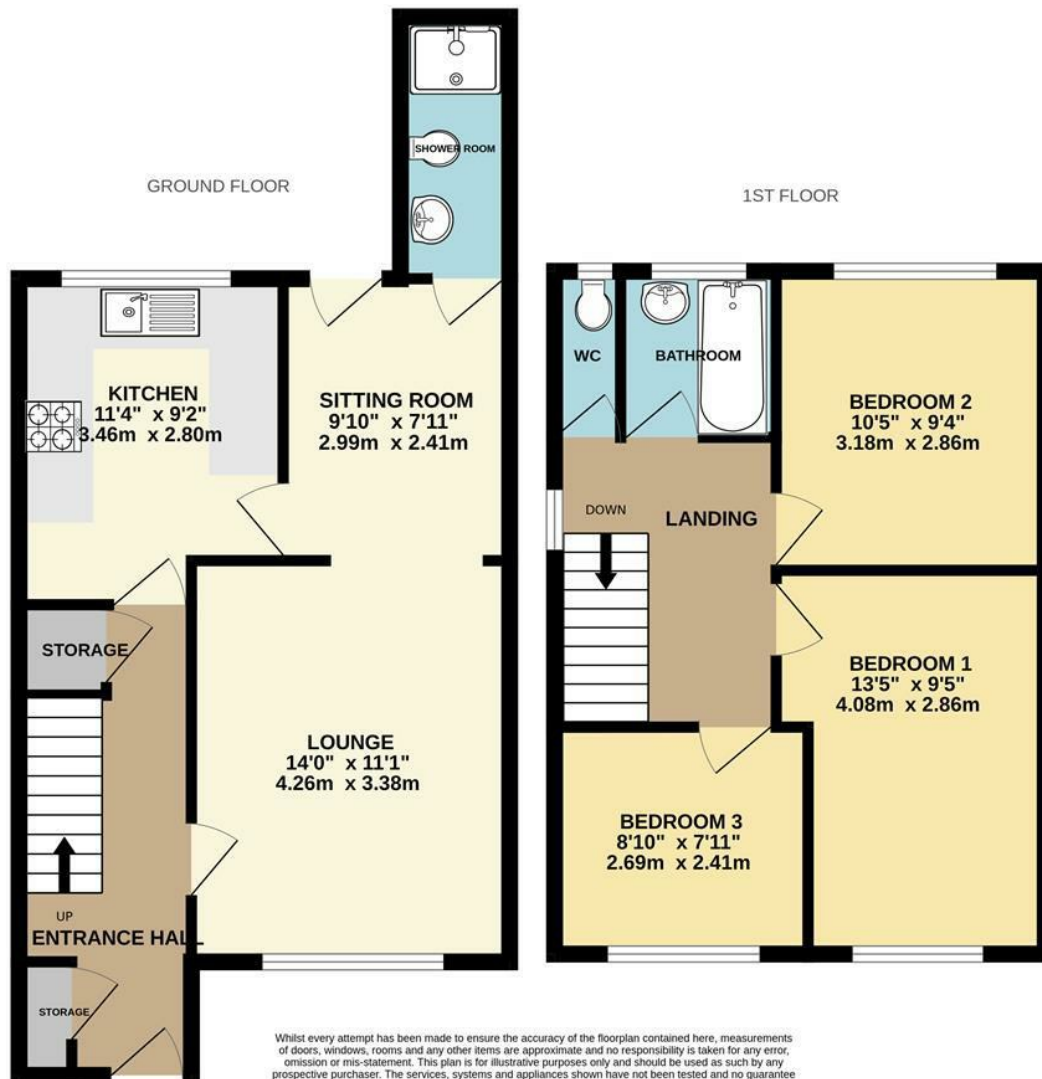
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband



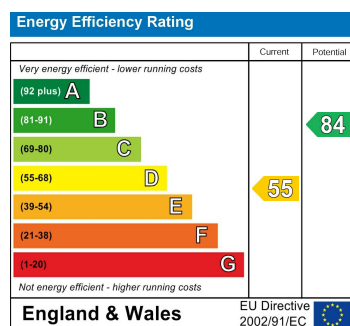




Council Tax Band

A

Energy Performance Graph



Call us on

0116 266 9977

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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.