

FOR SALE

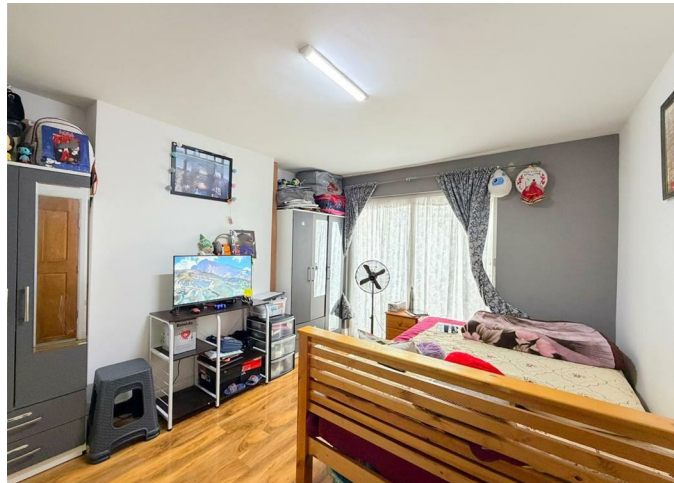
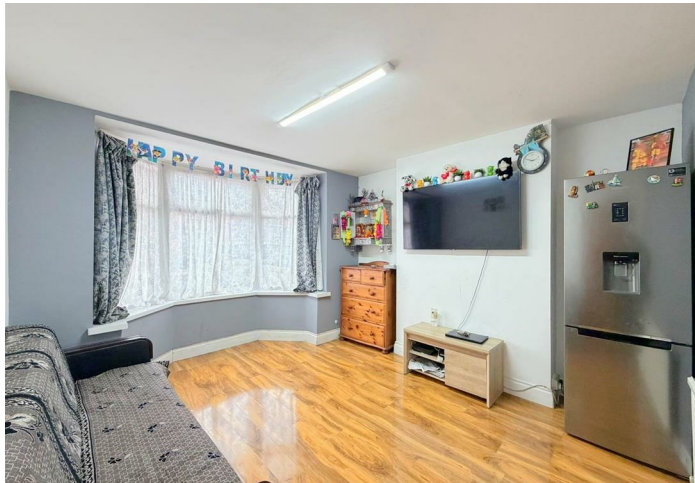


GOUGH ROAD
NORTH EVINGTON
LEICESTER
LE5 4AL

£310,000

FEATURES

- 3 Bedrooms
- Popular location
- Potential to extend (stpp)
- Kitchen
- Outside WC
- Semi Detached House
- Close to many local amenities
- 2 reception rooms
- Family bathroom
- Spacious rear garden



 **SETHS**

3 Bedroom Semi Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

Laminate flooring, radiator, understairs storage cupboard, staircase leading to first floor, x2 uPVC double glazed windows

RECEPTION ROOM 1

13'2" x 10'0"

Laminate flooring, radiator, uPVC double glazed bay window

RECEPTION ROOM 2

11'9" x 10'11"

Laminate flooring, radiator, uPVC double glazed window

KITCHEN

7'1" x 6'7"

Wall and base units with worktops over, space for freestanding cooker, sink with mixer tap and drainer, plumbing for washing machine, vinyl flooring, partly tiled walls, radiator, uPVC double glazed window

OUTSIDE WC

FIRST FLOOR

BEDROOM 1

10'11" (max) x 10'4"

Laminate flooring, radiator, uPVC double glazed window

BEDROOM 2

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

Laminate flooring, radiator, uPVC double glazed window

BEDROOM 3

7'6" x 7'1"

Laminate flooring, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin, bathtub with mixer tap and shower overhead, tiled flooring, tiled walls, radiator, uPVC double glazed window

OUTSIDE

To the front of the property is a paved frontage which could be used as a driveway subject to obtaining permission to drop the kerb. To the rear of the property is a generous sized garden partly slabbed partly laid to lawn with wooden fence surrounds,

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: B

Council Tax Rate: £1,966.81

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

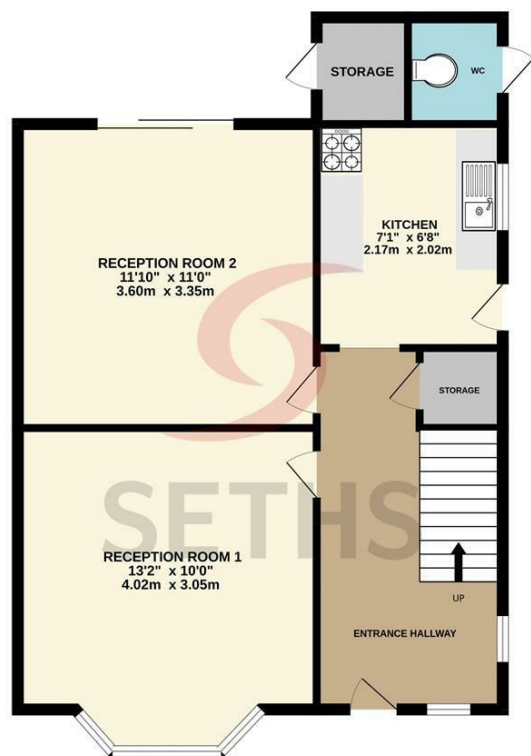
Call us on

0116 266 9977

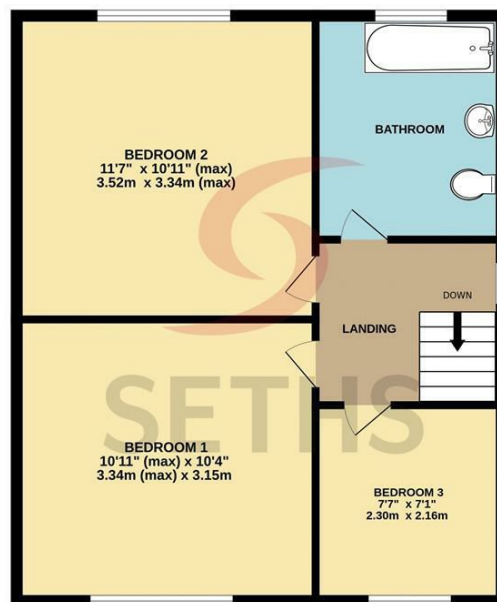
info@seths.co.uk

www.seths.co.uk

GROUND FLOOR



1ST FLOOR



Council Tax Band

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(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