

FOR SALE

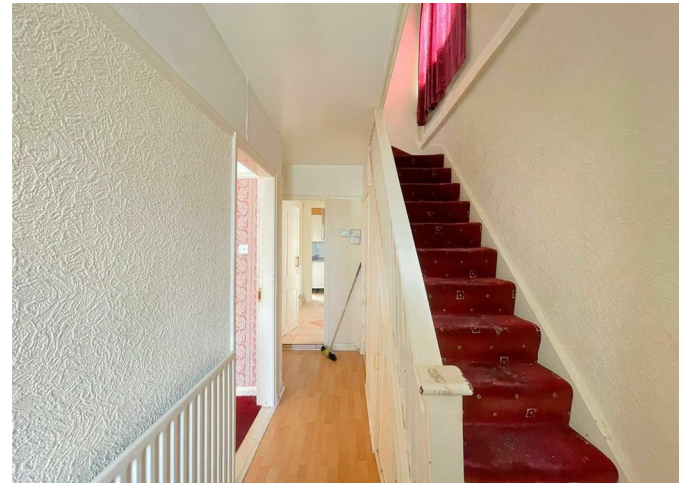


ELIZABETH STREET NORTH EVINGTON LEICESTER LE5 4FL

Offers In The Region Of
£325,000

FEATURES

- No chain
- Freehold
- Extended Semi Detached House
- Sought after location
- Requires modernisation throughout
- Three Bedrooms
- 2 Reception Rooms + Dining Room
- Spacious Kitchen Room
- Bathroom / Wet Room / WC
- 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, access to downstairs WC

RECEPTION ROOM 1

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

Carpeted, x3 radiators, fireplace, uPVC double glazed bay window

RECEPTION ROOM

11'6" x 9'10"

Carpeted, radiator, double doors leading to dining room

DINING ROOM

15'9" x 9'3"

Laminate flooring, x2 radiators, uPVC double glazed window, uPVC double glazed French doors leading to rear garden

KITCHEN

18'0" x 6'4"

Wall and base units with worktops over, space for cooker with extractor hood, sink with mixer tap and drainer, space for fridge/freezer, space for breakfast table, radiator, tiled flooring, partly tiled walls, x2 uPVC double glazed windows

DOWNSTAIRS WC

WC, wash hand basin with mixer tap and vanity units, radiator, tiled flooring, tiled walls, uPVC double glazed window

WET ROOM

Walk in shower with shower overhead, plumbing for washing machine, tiled flooring, partly tiled walls, radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

12'11" x 10'3"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

11'7" x 9'0"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

7'9" x 6'4"

Carpeted, radiator, uPVC double glazed window

BATHROOM

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

OUTSIDE

To the front of the property is a driveway with off road parking for 1 car (potential for 2). To the rear of the property is a slabbed garden with brick walls and 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: Superfast Fibre Broadband



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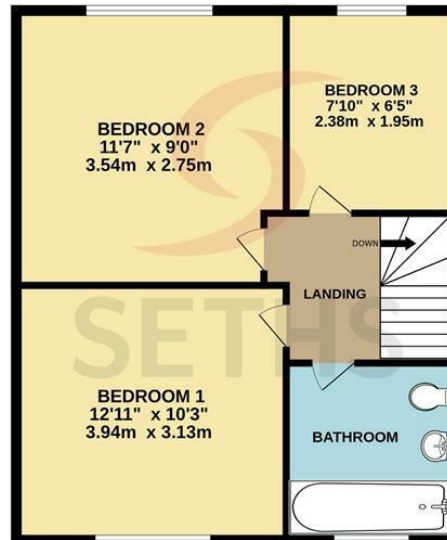
Council Tax Band

B

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

