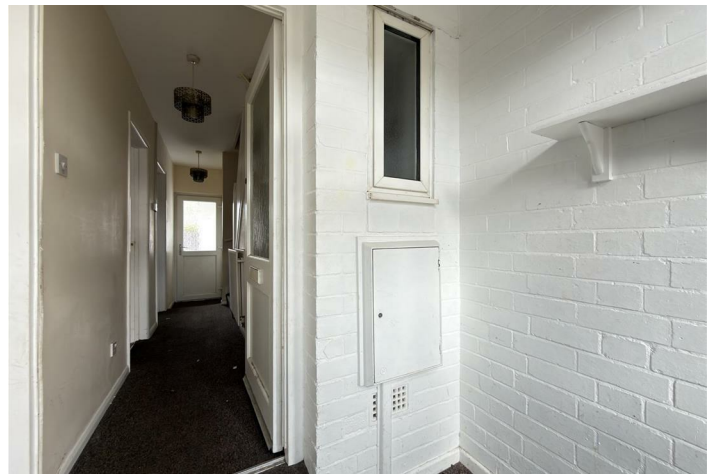


FREEHOLD



House - Terraced (EPC Rating: C)

Swannington Road, Leicester

Offers Over

£225,000



# 3 Bedroom House - Terraced located in Leicester

\*\*\* NO ONWARD CHAIN - POTENTIAL TO EXTEND (STPP) - OFF ROAD PARKING - THREE BEDROOMS \*\*\*

Seths Estate Agents are pleased to bring to market this three-bedroom mid-terraced property located on Swannington Road in Leicester Fosse. Offered to the market with no onward chain, this property benefits from off-road parking and an ample sized rear garden with potential to extend, subject to the necessary planning permissions — making it an ideal opportunity for first-time buyers, families, and investors alike.

To the front, the property features a driveway providing off-road parking for one vehicle, with a slabbed path and gated access leading to a shared passage through to the rear. To the rear, a generous garden is laid with a slabbed patio area and a lawned garden, with a wooden gate providing access back to the shared passage.

Internally, the ground floor comprises an entrance porch, entrance hall, lounge, kitchen, a lobby, and a convenient downstairs WC. To the first floor are three bedrooms and a family bathroom.

Leicester Fosse is a well-connected residential area to the west of Leicester city centre, offering a range of local amenities, good schools, and excellent transport links into Leicester city centre and the wider road network — making it a popular choice for families and commuters alike.

Contact Seths to Arrange a Viewing.

## GROUND FLOOR

### ENTRANCE PORCH

5'10" x 5'8"

Carpeted flooring, gas meter, electric meter. Accessed via a uPVC door. Provides access to the entrance hall.

### ENTRANCE HALL

15'6" x 2'10"

Carpeted flooring, radiator, storage cupboard, understairs cupboard. Stairs leading to the first floor. Provides access to the lounge, kitchen and lobby.

### LOUNGE

14'5" x 10'11"

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

## KITCHEN

10'11" x 6'6"

Laminate flooring, base and eye-level units, gas combination boiler, space and plumbing for washing machine, space for fridge, partially tiled walls, radiator, double-glazed window to the rear aspect.

## LOBBY

Carpeted flooring. uPVC door providing access to the outside. Provides access to the WC.

## W/C

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

## FIRST FLOOR



#### LANDING

7'10" x 7'10"

Carpeted flooring, loft hatch. Provides access to all first-floor rooms.

#### BEDROOM ONE

12'8" x 10'2"

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

#### BEDROOM TWO

10'11" x 10'11"

Carpeted flooring, radiator, storage cupboard within the eaves, double-glazed window to the rear aspect.

#### BEDROOM THREE

7'10" x 7'1"

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

#### BATHROOM

7'0" x 5'8"

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

#### OUTSIDE

To the front, the property benefits from a driveway providing off-road parking for one vehicle, a slabbed path, and a metal gate. A wooden gate provides access to a shared passage leading to the rear garden.

To the rear, the property features an ample sized garden with potential to extend, subject to planning permission, comprising a slabbed patio area and a grass lawn. A wooden gate allows access to the shared passage leading to the front of the property.

#### FREEHOLD

#### COUNCIL TAX BAND - A

#### ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: C

Council Tax Band: A (Leicester)

Council Tax Rate: £1,685.83

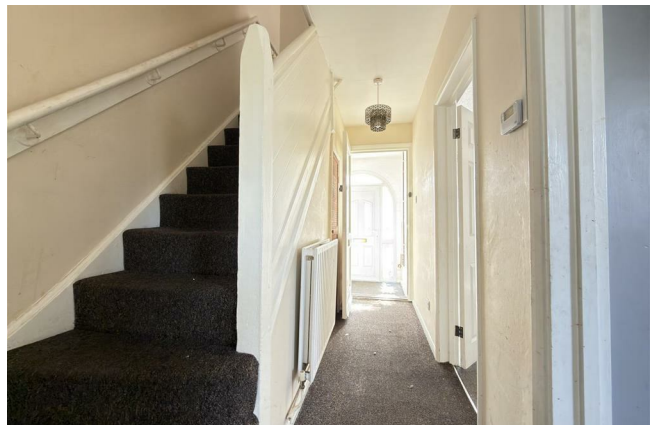
Mains Gas: Yes

Mains Electricity: Yes

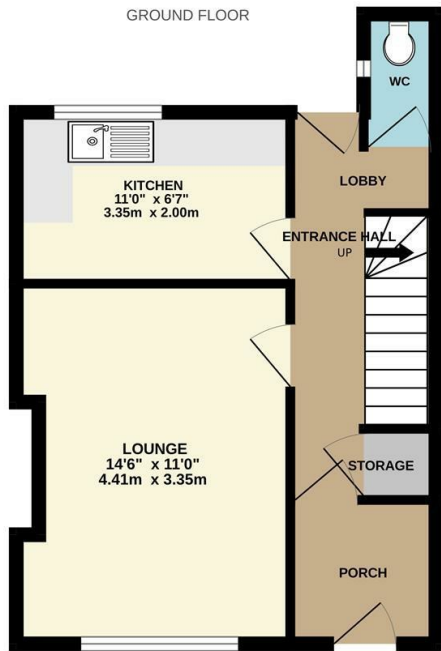
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband



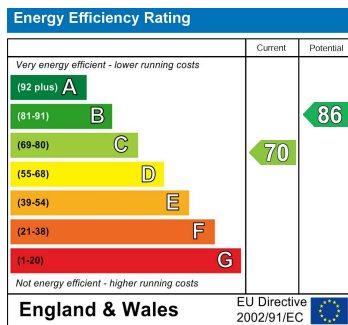




Council Tax Band

**A**

Energy Performance Graph



Call us on

**0116 266 9977**

**let@seths.co.uk**

**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.