

FOR SALE



LEESON STREET
AYLESTONE
LEICESTER
LE2 8RB

£175,000

FEATURES

- No chain
- Popular location
- Through Lounge
- Family bathroom
- uPVC double glazing
- End Terraced House
- Two Bedrooms
- Extended kitchen
- Rear garden
- Gas central heating



 **SETHS**

2 Bedroom Mid Terraced House for sale in Leicester

GROUND FLOOR

THROUGH LOUNGE

27'0" x 12'0"

Laminate flooring, x3 radiators, electric fireplace, staircase leading to first floor, x2 uPVC double glazed windows

KITCHEN

24'6" x 5'8"

Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, tiled flooring, partly tiled walls, long standing radiator, uPVC double glazed French doors leading to rear garden, x2 uPVC double glazed windows

FIRST FLOOR

BEDROOM 1

12'0" x 11'6"

Laminate flooring, radiator, uPVC double glazed window

BEDROOM 2

11'7" x 9'1"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap and showerhead, shower cubicle, towel radiator, tiled flooring, partly tiled walls, uPVC double glazed window

OUTSIDE

The rear garden of this mid-terrace house is enclosed by a combination of brick walls and fencing, providing a good degree of privacy. It is mainly laid with gravel and concrete slabs, creating a low-maintenance outdoor space.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,685.83

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

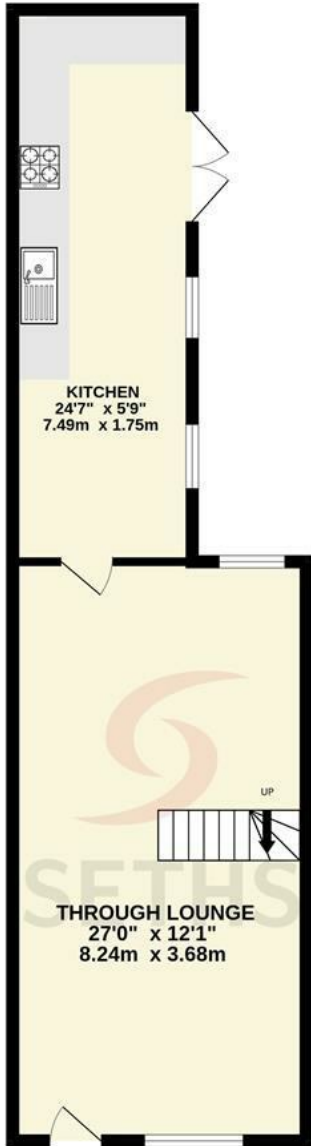
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND FLOOR



1ST FLOOR



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0116 266 9977

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www.seths.co.uk

Council Tax Band
A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(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.

