

FOR SALE



# OSMASTON ROAD OFF EAST PARK ROAD LEICESTER LE5 5JF

## £208,000

### FEATURES

- No chain
- Popular location
- Walking distance to shops, schools and places of worship
- Mid terraced house
- 2 Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Bathroom
- Rear yard



 **SETHS**

# 2 Bedroom Mid Terraced House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

### SITTING ROOM

10'9" x 9'10"

Carpeted, radiator, gas fireplace, uPVC double glazed window.

### DINING ROOM

10'9" x 9'10"

Carpeted, radiator, gas fireplace, understairs storage, uPVC double glazed window.

### KITCHEN

21'1" max x 8'2"

Wall and base units with worktops over, space for freestanding cooker, extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, x2 radiators, tiled flooring, partly tiled walls, uPVC double glazed window, x2 wooden doors allow access to rear yard.

## FIRST FLOOR

### BEDROOM 1

12'11" x 10'9"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

8'8" x 8'2"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

WC, wash hand basin with splashback tiles, bathtub with mixer tap, vinyl flooring, partly tiled walls, radiator, extractor fan, uPVC double-glazed window

## OUTSIDE

Small yard with brick walls and wooden fence surrounds

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: A

Council Tax Rate: £1,685.83

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

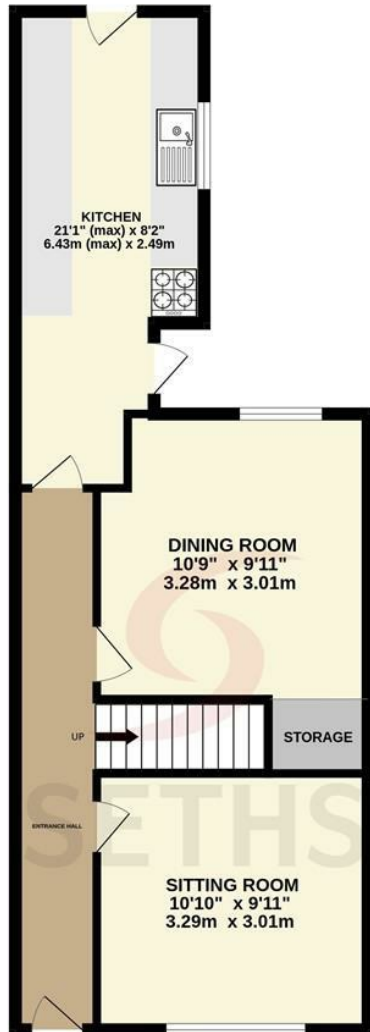
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

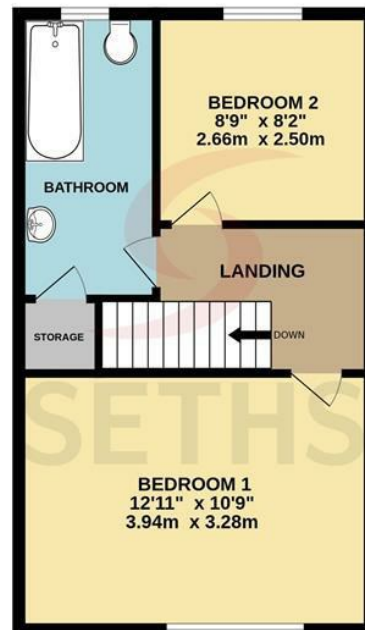


UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND FLOOR



1ST FLOOR



Call us on

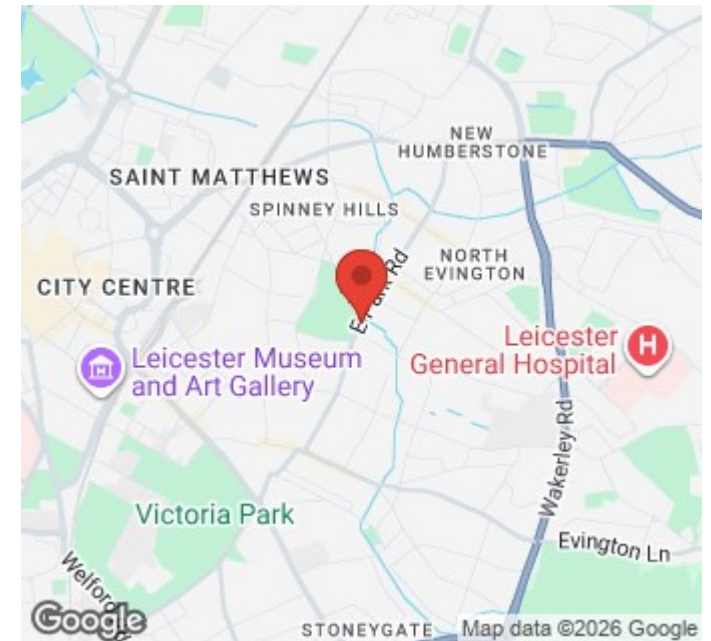
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[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band

A



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**