

FOR SALE



GIPSY LANE LEICESTER LE4 7BZ

Offers Over
£220,000

FEATURES

- Freehold
- Walking distance to schools, shops and places of worship
- Sitting Room
- Kitchen
- Utility Room
- Sought after location
- Two Bedroom + Loft Room
- Dining Room
- Bathroom + Wet Room
- Rear Garden



 **SETHS**

2 Bedroom Mid Terraced House for sale in LE4

GROUND FLOOR

SITTING ROOM

13'5" x 10'10"

Carpeted, radiator, uPVC double glazed bay window

DINING ROOM

12'2" x 10'10"

Carpeted, radiator, under stairs storage cupboard, uPVC double glazed window

KITCHEN

12'2" x 6'9"

Wall and base units with worktops over, 4 ring gas hob with in-built oven and extractor hood, sink with mixer tap and drainer, radiator, tiled flooring, partly tiled walls, uPVC double glazed window, uPVC double glazed door to lean to

WET ROOM

WC, wash hand basin with mixer tap and vanity unit, wet room shower, tiled flooring, paneled walls

UTILITY ROOM

10'4" (max) x 6'7"

FIRST FLOOR

BEDROOM 1

12'4" x 11'3"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 2

9'4" x 9'0"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap and vanity units, 'p shaped' bathtub with mixer tap and shower overhead, lino flooring, partly tiled walls, radiator, uPVC double glazed window

SECOND FLOOR

LOFT ROOM

Carpeted, radiator, skylight window

OUTSIDE

To the rear of the property is a low maintenance garden with wooden fence and brick walls surround.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: A

Council Tax Rate: £1,528.34

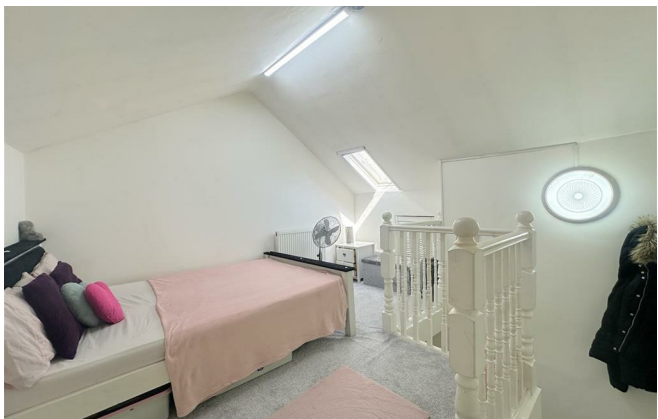
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

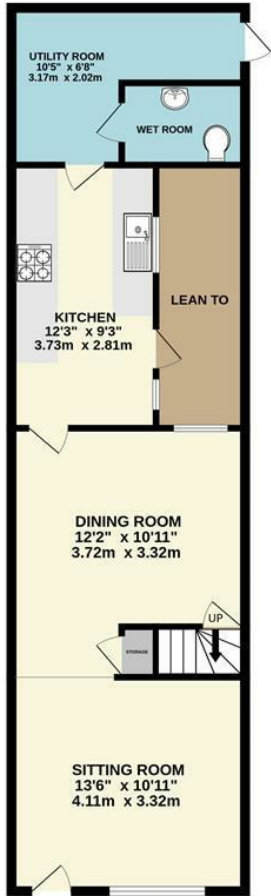
Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



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

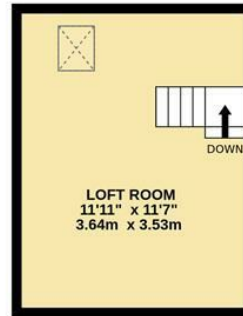
GROUND FLOOR



1ST FLOOR



LOFT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Call us on
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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		79
(69-80) C		
(55-68) D	52	
(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.

