

FOR SALE



CHEPSTOW ROAD  
OFF EVINGTON ROAD  
LEICESTER  
LE2 1PB

£240,000

FEATURES

- No chain
- Sought after location
- Three Bedrooms
- Dining Room
- Downstairs wet room + upstairs bathroom
- Freehold
- Modernisation required throughout
- Sitting Room
- Kitchen
- Entrance Hallway



 SETHS

# 3 Bedroom Mid Terraced House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

Carpeted, radiator, understairs storage cupboard, staircase to first floor

### SITTING ROOM

11'2" x 9'1"

Carpeted, radiator, double glazed window

### DINING ROOM

12'4" x 12'2"

Carpeted, radiator, double glazed window

### KITCHEN

15'11" x 8'3"

Wall and base units, space for cooker, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, lino flooring, partly tiled walls, radiator, double glazed door to rear yard

### WET ROOM

WC, wash hand basin with splashback tiles, walk in shower cubicle, tiled flooring, partly tiled walls, double glazed window

## FIRST FLOOR

### BEDROOM 1

13'10" x 11'1"

Lino flooring, radiator, double glazed window

### BEDROOM 2

12'2" x 11'0"

Carpeted, radiator, storage cupboard, double glazed window

### BATHROOM

WC, wash hand basin, bathtub, lino flooring, partly tiled walls, radiator, double glazed window

### BEDROOM 3

8'3" x 7'10"

Carpeted, radiator, double glazed window

### OUTSIDE

To the rear of the property is a slabbed yard with brick walls surround. There is access to an outside brick built storage shed.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A (Leicester City Council)

Council Tax Rate: £1,528.34

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

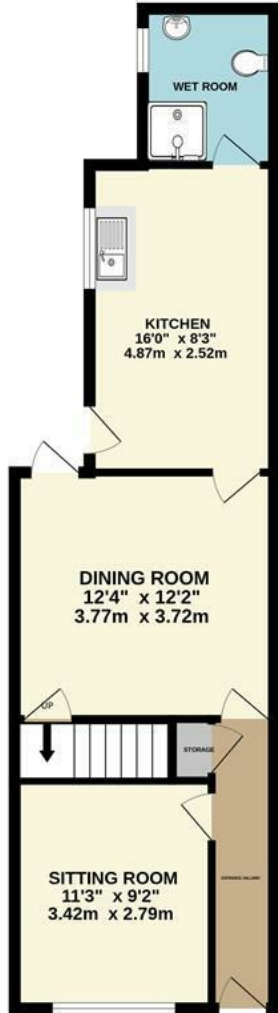
Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



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

GROUND FLOOR



1ST FLOOR



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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Council Tax Band

A

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.