

FOR SALE

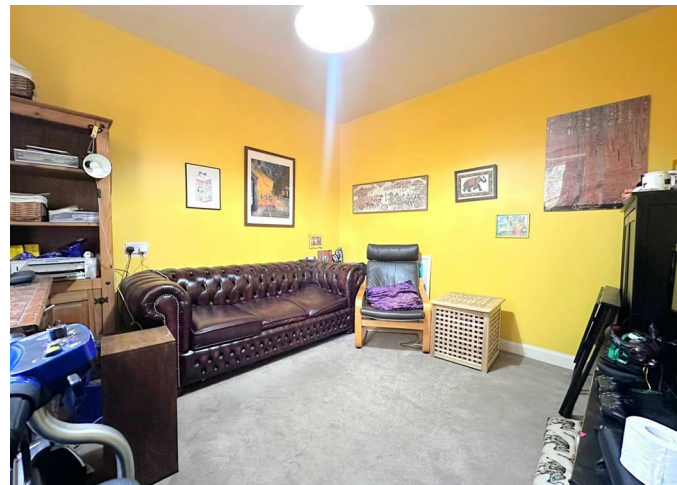


PARK VALE ROAD  
SPINNEY HILLS  
LEICESTER  
LE5 5BQ

£265,000

FEATURES

- Freehold
- Walking distance to places of worship and local amenities
- 2 Bedrooms
- 4 pc suite bathroom
- Living Room + Sitting Room
- Sought after location
- Overlooking Spinney Hill Park
- Office / Study
- Kitchen / Diner
- Downstairs WC + utility room



 **SETHS**

# 2 Bedroom Mid Terraced House located in Spinney Hills

## GROUND FLOOR

### ENTRANCE HALL

Carpeted, staircase leading to first floor, understairs storage cupboard

### LIVING ROOM

11'11" x 11'6"

Carpeted, electric fireplace, radiator, slimlite double-glazed window facing the front aspect, double door leading to kitchen / diner

### SITTING ROOM

10'6" x 10'10"

Carpeted, radiator, slimlite double glazed window facing the front aspect.

### KITCHEN / DINER

21'10" x 11'9"

Wall and base units with worktops over, 5 ring gas hob with extractor hood, built-in double oven. sink with mixer tap and drainer, plumbing for dishwasher, space for fridge / freezer, breakfast bar, space for dining table, vinyl flooring, partly tiled walls, radiator. access to utility area and downstairs WC / yard, uPVC double glazed window facing rear aspect

### UTILITY AREA

Plumbing for washing machine, space for dryer

### DOWNSTAIRS WC

WC, wash basin with mixer tap, lino flooring, window

## FIRST FLOOR

### BEDROOM 1

12'0" x 10'11"

Carpeted, radiator, slimlite double glazed window facing front aspect

### BEDROOM 2

11'6" x 11'0"

Carpeted, radiator, slimlite double glazed window facing front aspect

### OFFICE / UTILITY

Carpeted

### BATHROOM

4 pc suite comprising of WC, wash hand basin with mixer tap, bathtub with mixer tap, shower cubicle, lino flooring, partly tiled walls, towel radiator, extractor fan, x2 uPVC double glazed windows

### YARD

Small yard to the rear

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A (Leicester City Council)

Council Tax Rate: £1,528.34

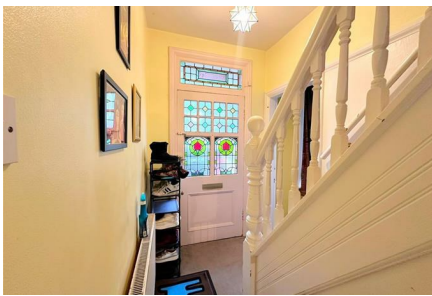
Mains Gas: Yes

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

Call us on  
**0116 266 9977**

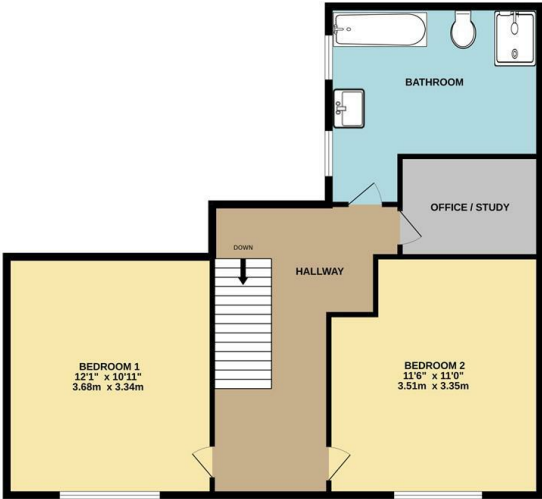
[info@seths.co.uk](mailto:info@seths.co.uk)  
[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band  
**A**

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

