

FOR SALE



LYME ROAD  
OFF EVINGTON ROAD  
LEICESTER  
LE2 1QE

£220,000

FEATURES

- No chain
- Popular location
- Perfect for first time buyers
- 2 reception rooms
- Bathroom + shower room
- Freehold
- Close to local schools, amenities and places of worship
- 3 bedrooms
- Spacious kitchen
- Entrance hall



 **SETHS**

# 3 Bedroom Terraced House off Evington Road, Leicester

## GROUND FLOOR

### ENTRANCE HALL

### SITTING ROOM

10'9" x 8'9"

Carpeted, radiator, fitted cupboards, uPVC double glazed window

### DINING ROOM

11'10" x 11'10"

Laminate flooring, radiator, fireplace, uPVC double glazed door leading to rear yard

### KITCHEN

16'2" x 6'9"

Wall and base units with worktops over, sink with mixer tap and drainer, space for cooker, space for fridge / freezer, lino flooring, partly tiled walls, radiator, x2 uPVC double glazed windows

### UTILITY ROOM

8'3" x 6'7"

Lino flooring, fitted units, plumbing for washing machine, uPVC double glazed window

### SHOWER ROOM

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

## FIRST FLOOR

### BEDROOM 1

11'10" x 10'9"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

9'5" x 9'1"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

11'9" x 6'10"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

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

### OUTSIDE

Small slabbed yard to rear

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,528.34

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

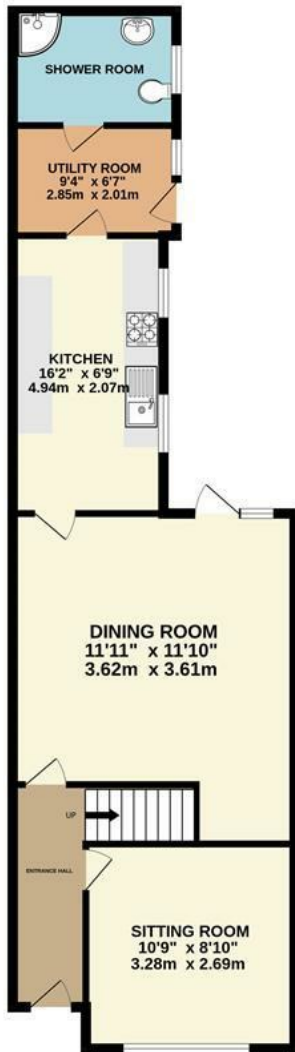
Broadband availability: Ultrafast Full Fibre Broadband





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

GROUND FLOOR



1ST FLOOR



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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0116 266 9977

info@seths.co.uk

www.seths.co.uk

Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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.

