

FOR SALE



WOODBOROUGH
ROAD
EVINGTON
LEICESTER
LE5 4LR

£287,500

FEATURES

- Freehold
- Semi Detached House
- Sought after location
- Perfect for first time buyers
- Ample storage
- 3 bedrooms
- Corner plot with potential to extend
- Close to local schools, amenities, places of worships and Leicester General Hospital
- Kitchen / Diner
- Double glazed windows



 **SETHS**

3 Bedroom Semi Detached House For Sale in Evington

GROUND FLOOR

LIVING ROOM

15'3" x 10'9"

Laminate flooring, x2 radiators, electric fireplace, x2 double glazed windows

KITCHEN / DINER

15'3" x 8'4"

Wall and base units with worktops over, space for a cooker with extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, lino flooring, partly tiled walls, radiator, x3 double glazed windows

FIRST FLOOR

LANDING

BEDROOM 1

13'11" x 8'7"

Carpeted, radiator, x2 double glazed windows

BEDROOM 2

8'7" x 6'7"

Laminate flooring, radiator, double glazed window

BEDROOM 3

7'8" x 6'0"

Laminate flooring, radiator, double glazed window

SHOWER ROOM

WC, wash hand basin, shower cubicle, laminate flooring, tiled walls, extractor fan, towel radiator, uPVC double glazed window

OUTSIDE

To the rear of the property is a good sized garden partly slabbed / partly laid to

lawn with wooden fence surroundings. There is the added benefit of small shed in the corner.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: C (Leicester City Council)

Council Tax Rate: £2,037.80

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband

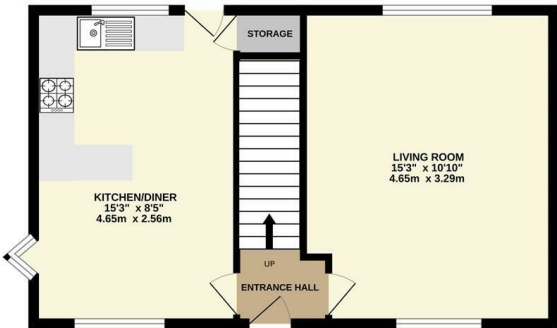


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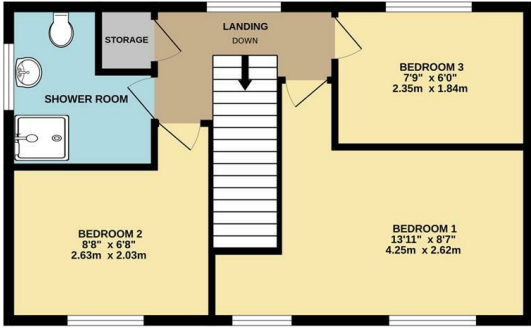
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Council Tax Band
C

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.

