

FREEHOLD



House - Townhouse

**ROSEDALE AVENUE, RUSHEY MEAD,  
LEICESTER, LE4 7AU**

**£265,000**

**FEATURES**

- Extended Town House
- Lounge/Diner
- Conservatory
- Downstairs and Upstairs Shower Room
- Entrance Porch
- Kitchen/Breakfast Room
- Two Bedrooms
- Loft Room



**SETHS**

# 2 Bedroom House - Townhouse located in Leicester

Seths are pleased to present you this well presented town house which is located in the popular Rushey Mead area of Leicester. The accommodation comprises of; a lounge/diner, kitchen/breakfast room, downstairs shower room, conservatory with utility room, two bedrooms, upstairs shower room and a loft room. This property further benefits from a rear garden, double glazed windows and gas central heating.

Viewing is by appointment only.

Call us on  
0116 266 9977

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Council Tax Band  
**A**



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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.

