

FREEHOLD



House - End Terrace

# VICTORIA AVENUE, OFF LONDON ROAD, LEICESTER, LE2 0QX

Offers Over

## £215,000

### FEATURES

- Freehold
- Conservation Area
- Excellent location
- No Chain
- Extended Victorian Terrace
- Walking distance to Universities, Leicester Railway Station and the City Centre
- Abundance of shops within a few metres
- Kitchen / Diner
- 3 Bedrooms
- Sitting Room



 **SETHS**

# 3 Bedroom End Terraced House located in Leicester

## SUMMARY

**\*\*NO CHAIN - EXCELLENT LOCATION\*\***

Nestled away on this secluded, tree lined, cobbled street is this traditional Victorian End Terraced House. Situated just off LONDON ROAD, this property is within walking distance to Universities, Leicester Railway Station and the City Centre.

Contact Seths for viewings

## GROUND FLOOR

### SITTING ROOM

11'11" x 10'9"

Carpeted, Radiator, Sash window to front

### KITCHEN / DINER

11'11" x 10'7"

Wall and base units with worktops over, Sink with mixer tap, Space for cooker, Plumbing for washing machine, Lino flooring, Partly tiled walls, Under stairs storage cupboard, Sash window to rear, Staircase to first floor and access to Fire Exit to side

### LOBBY

Door to rear yard

### BEDROOM 3

18'11" x 8'2"

Carpeted, Radiator, Sash window to rear, uPVC double glazed window to rear

## FIRST FLOOR

### BEDROOM 1

11'11" x 10'9"

Carpeted, Radiator, Storage cupboard, Sash window to front

### BEDROOM 2

10'8" x 8'8"

Carpeted, Radiator, Sash window to rear

### BATHROOM

WC, Wash hand basin, Bathtub, Corner shower cubicle, Radiator, Lino flooring, Partly tiled walls, Extractor fan, Sash window to rear

### REAR

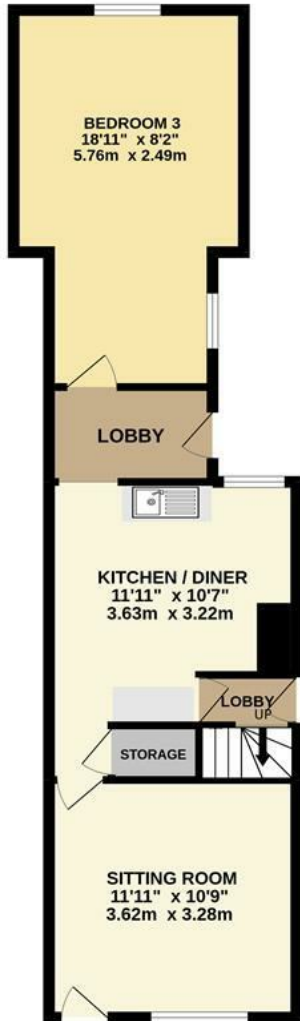
Slabbed yard to the rear

### COUNCIL TAX BAND - A

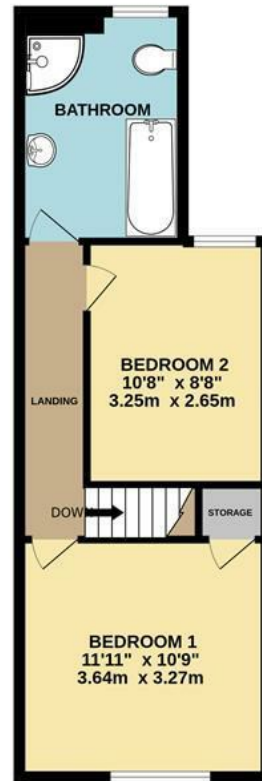


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GROUND FLOOR



1ST FLOOR

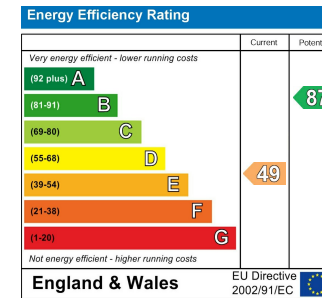


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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