

FOR SALE



ST. AUSTELL ROAD
THURNBY LODGE
LEICESTER
LE5 2RF

£182,500

FEATURES

- No chain
- Popular location
- Two Bedrooms
- Kitchen
- Entrance Area
- Freehold
- Requires modernisation throughout
- Lounge
- Bathroom
- Rear garden



 **SETHS**

2 Bedroom End Terraced House for sale in Leicester

GROUND FLOOR

ENTRANCE AREA

LOUNGE

16'3" x 9'10"

Laminate flooring, radiator, understairs storage cupboard, uPVC double glazed window

KITCHEN

13'8" x 6'5"

Wall and base units with worktops over, sink with mixer tap, space for cooker, plumbing for washing machine, space for fridge / freezer, tiled flooring, partly tiled walls, uPVC double glazed window, uPVC double glazed door leading to rear garden

FIRST FLOOR

BEDROOM 1

13'9" x 8'7"

Laminate flooring, radiator, uPVC double glazed window

BEDROOM 2

13'7" x 9'10"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin, bathtub with mixer tap and shower overhead, radiator, lino flooring, tiled walls, uPVC double glazed window

OUTSIDE

To the front of the property is a small frontage with a pathway leading up to the front door. To the rear of the property is a good size garden partly slabbed, partly laid to lawn with wooden fence surrounds.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,605.15

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre



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0116 266 9977

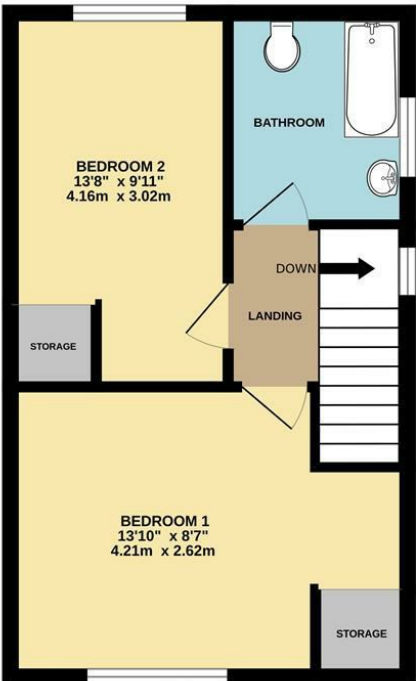
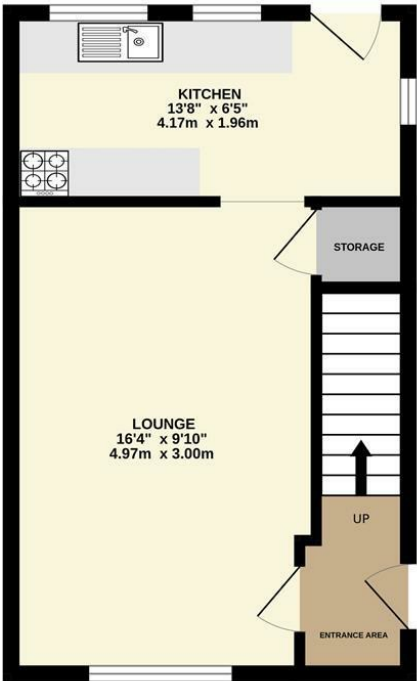
info@seths.co.uk
www.seths.co.uk

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) A		84
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

