

FOR SALE



House - Terraced

GWENDOLEN ROAD EVINGTON LEICESTER LE5 5FJ

£280,000

FEATURES

- Three Bedrooms
- Mid Terraced Family Home
- Open plan Kitchen/Living
- Double Glazing
- Ample Garden Space
- Off Road Parking for One Vehicle
- Single Storey Extension at the Rear
- In built Wardrobes
- Gas Central Heating
- Walkable Distance to Crown Hills School



 **SETHS**

3 Bedroom House - Terraced located in Leicester

ENTRANCE HALL

Laminate flooring provides access to the lounge, stairs leading to the first floor, and entrance into the accommodation via a UPVC door.

LOUNGE

13'3" x 9'11"

Carpeted flooring, providing access to extended kitchen/diner, double glazed bay window facing the front aspect, radiator

SITTING ROOM

12'0" x 9'10"

Carpeted flooring, radiator, open access to kitchen/diner, store cupboard located under stairs, storage/pantry room at the side.

KITCHEN/DINER

13'11" x 10'4"

Tiled flooring, base level units and eye level units, space for American style fridge freezer, plumbing for a dishwasher and washing machine, stainless steel sink, double glazed window facing the side aspect, integrated four ring gas burner with oven and integrated extractor over, partially tiled walls, double glazed window facing the rear aspect, bi-folding UPVC doors providing access to the garden, spotlighting, radiator

FIRST FLOOR

LANDING

Carpeted flooring, providing access to all rooms on the first floor, hatch to access loft area

BEDROOM 1

13'3" x 9'10"

Carpeted flooring, in-built storage cupboards, radiator, double glazed bay window facing the front aspect.

BEDROOM 2

10'11" x 9'3"

Carpeted flooring, radiator, inbuilt storage cupboards, double-glazed window facing the rear aspect.

BEDROOM 3

Carpeted flooring, radiator, double glazed window facing the front aspect.

BATHROOM

6'10" x 6'6"

OUTSIDE

To the front, the property accommodates parking for two vehicles surfaced with block paving, a wooden gate leads to a shared passage allowing access to the garden, steps up leads to a uPVC door providing access to the entrance. At the rear, there is a slabbed patio area, steps up lead to a grass lawn with slabbed path providing access towards the rear of the garden, two wooden sheds, secluded by a wooden fencing along the perimeter.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,528.34

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

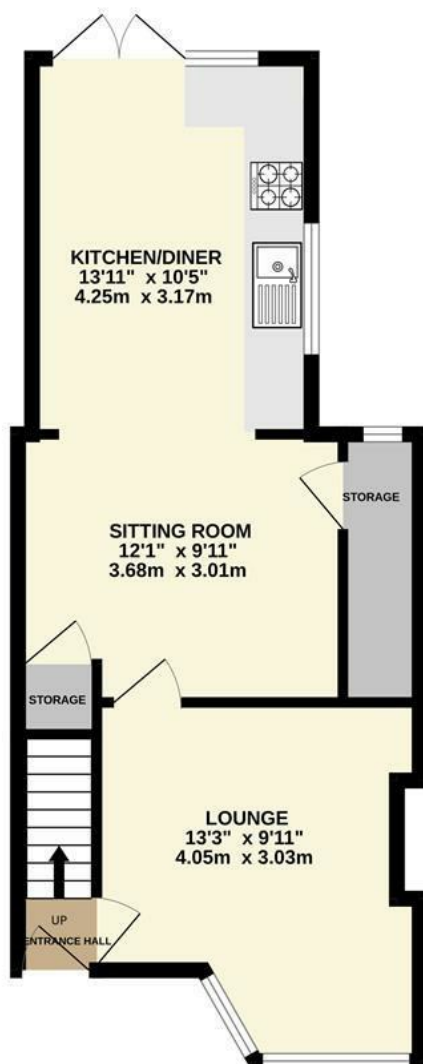
Mains Drainage: Yes

Broadband availability: Fibre

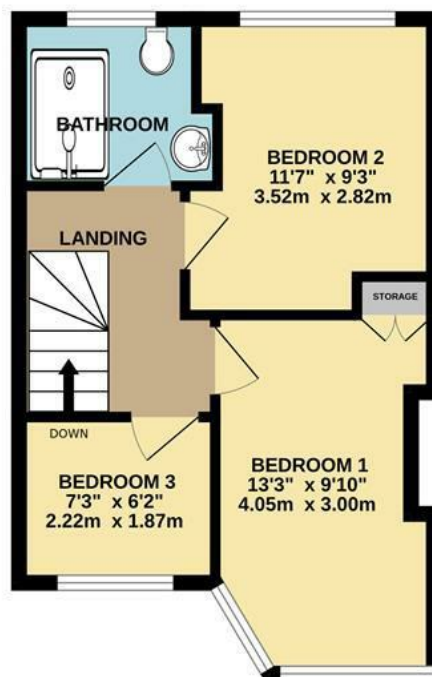


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GROUND FLOOR



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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Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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.

