

FOR SALE



# MARGARET ROAD LEICESTER LE5 5FW

Offers Over  
**£275,000**

## FEATURES

- No chain
- Popular location
- Converted carport
- Kitchen
- Entrance hall
- Freehold
- Larger than average terrace house
- x2 reception rooms
- x2 bathrooms
- Potential to convert to two flats (stpp)



**SETHS**

# 3 Bedroom Terraced House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALL

#### RECEPTION ROOM 1

11'0" x 9'10"

Wooden flooring, radiator, uPVC double glazed window

#### RECEPTION ROOM 2

12'5" x 11'1"

Wooden flooring, radiator, fireplace, uPVC double glazed doors leading to rear yard

### KITCHEN

15'1" x 7'0"

Wall and base units with worktops over, double sink with mixer tap, round wash hand basin, space for freestanding cooker, plumbing for washing machine, space for dryer, tiled flooring, partly tiled walls, radiator, x2 uPVC double glazed windows

### LOBBY

### BATHROOM

WC, wash hand basin, bathtub, tiled flooring, partly tiled walls, radiator, x2 uPVC double glazed windows

### COVERED CARPORT

Lino flooring, uPVC double glazed French doors to front, sliding patio door to rear yard

## FIRST FLOOR

### BEDROOM 1

11'1" x 11'0"

Wooden flooring, radiator, fitted wardrobes, uPVC double glazed bay window

### BEDROOM 2

9'7" x 8'8"

Wooden flooring, radiator, uPVC double glazed window

### BEDROOM 3

8'2" x 7'1"

Wooden flooring, radiator, storage cupboard, uPVC double glazed window

### BATHROOM

WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap, lino flooring, tiled walls, extractor fan, radiator, uPVC double glazed window

### OUTSIDE

Small rear yard with decking and low level brick walls surround

### 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

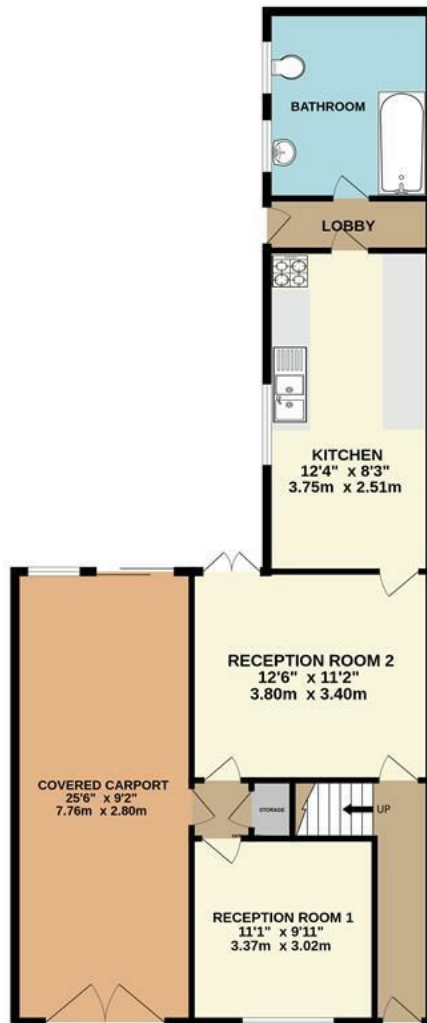
Broadband availability: Full Fibre





UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND FLOOR



1ST FLOOR



Call us on

**0116 266 9977**

**info@seths.co.uk**

**www.seths.co.uk**

Council Tax Band

**A**

### Energy Efficiency Rating

|                                                    | Current                    | Potential                                                                             |
|----------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                       |
| (92 plus) <b>A</b>                                 |                            | <b>85</b>                                                                             |
| (81-91) <b>B</b>                                   |                            |                                                                                       |
| (69-80) <b>C</b>                                   |                            |                                                                                       |
| (55-68) <b>D</b>                                   | <b>61</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<br>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.

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.  
Made with Metropix 5/2025

**SETHS**