

FREEHOLD



House - Terraced

WOODGREEN ROAD OFF GIPSY LANE LEICESTER LE4 9UD

Guide Price

£165,000

FEATURES

- Mid Terraced - Converted into 2 Flats
- Subject to Reserve Price
- 10% deposit payable
- Two Bedrooms
- Open Plan Lounge/Kitchen/Diner
- For Sale by Auction – T & C's apply
- Buyers fees apply
- Ground Floor Flat - Open Plan Lounge/Kitchen
- First Floor Flat
- Gas Central Heating



 **SETHS**

4 Bedroom House - Terraced located in Leicester

GROUND FLOOR FLAT

ENTRANCE HALL

Carpeted flooring, radiator.

BEDROOM

14'10" x 9'11"

Carpeted flooring, radiator, window facing front aspect.

BEDROOM

13'11" x 7'2"

Carpeted flooring, radiator, window facing front aspect.

OPEN PLAN LOUNGE/KITCHEN

20'9" x 13'4"

Part Carpeted flooring, part tiled floors and walls, space for American fridge/freezer, two radiators, base level units, eye level units, free standing gas cooker with oven, washing machine, sink with drainer, storage cupboard, window facing rear aspect.

BATHROOM

Part tiled walls, bathtub with electric shower, wash hand basin, w/c.

LOBBY

W/C

W/C, wash hand basin, radiator, window facing rear aspect.

FIRST FLOOR FLAT

LANDING

Two storage cupboards.

BEDROOM

10'5" x 7'5"

Carpeted flooring, TV point, radiator, double glazed window facing front aspect.

BATHROOM

Fully tiled, bathtub with electric shower, w/c, wash hand basin, radiator, extractor fan, double glazed window facing rear aspect.

OPEN PLAN LOUNGE/DINER/KITCHEN

16'2" x 13'0"

Laminated flooring, TV point, radiator, fridge/freezer, space for dining table, integrated gas cooker with oven, sink with drainer, washing machine, base level units, eye level units, double glazed window facing rear aspect.

BEDROOM

13'0" x 10'6"

Laminated flooring, radiator, double glazed window facing front aspect.

FREEHOLD

BOTH FLATS COUNCIL TAX BAND A



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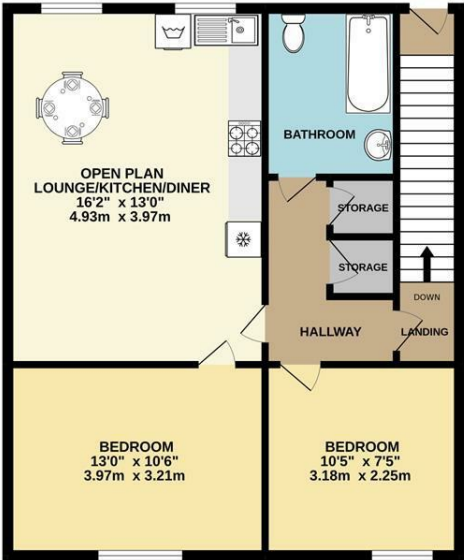
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Council Tax Band

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

