House - End Terrace (EPC Rating:)

EDGEHILL ROAD, NORTHFIELDS, LEICESTER, LE4 9EB

Offers Over

£195,000

SETHS

3 1 2

3 Bedroom House - End Terrace located in Leicester

***** END TERRACED - UPGRADING WORKS REQUIRED - NO CHAIN *****

Edgehill Road, Northfields, Leicester – A three-bedroom end-terrace home, perfect for first-time buyers or investors, offered with no onward chain. This property requires modernisation, allowing buyers to upgrade and personalise to their taste.

The property features a block-paved front garden with access through a metal gate, surrounded by a brick perimeter. Inside, you'll find a spacious lounge with a bay window and a kitchen leading to the rear garden. The rear garden includes a paved area, lawn, two sheds, and access to a shared passage and outside WC. Upstairs are three bedrooms and a family bathroom with a bath and electric shower.

Please call Seths today at 0116 266 9977.

ENTRANCE HALL
Carpeted flooring with stairs leading to the first floor. Radiator, access to the lounge and kitchen, and a storage cupboard under the stairs housing the gas and electric meters.

LOUNGE
18'6" x 10'10"
Carpeted flooring, radiator, and a double-glazed bay window facing the front aspect.

KITCHEN
16'7" x 9'0"
Vinyl flooring with access from the entrance hall, featuring a gas fireplace, base-level units, and partially tiled walls. A window faces the rear aspect and allows access to the garden.

FIRST FLOOR

LANDING
Providing access to all rooms on the first floor and a hatch to the loft.

BEDROOM 1
12'2" x 12'0"
Carpeted flooring, radiator, and a double-glazed bay window facing the front aspect.

BEDROOM 2
12'11" x 11'3"
Carpeted flooring, radiator, and a double-glazed window facing the rear aspect.

BEDROOM 3
7'0" x 5'10"
Carpeted flooring, radiator, and a double-glazed window facing the front aspect.

BATHROOM
Carpeted flooring with a radiator, tiled walls, and a storage cupboard. This room includes an airing cupboard, toilet, wash hand basin, and a bathtub with an electric shower. A double-glazed window faces the rear aspect.

OUTISIDE
The front garden is block-paved and accessed via a metal gate, enclosed by a brick perimeter. There's potential for a shed and a side passage, The garden is paved, with access to a shared passage via a wooden door. There is an outside WC and two sheds. The garden is secluded by brick and wooden fencing, featuring a lawn area and a path leading to additional garden space.

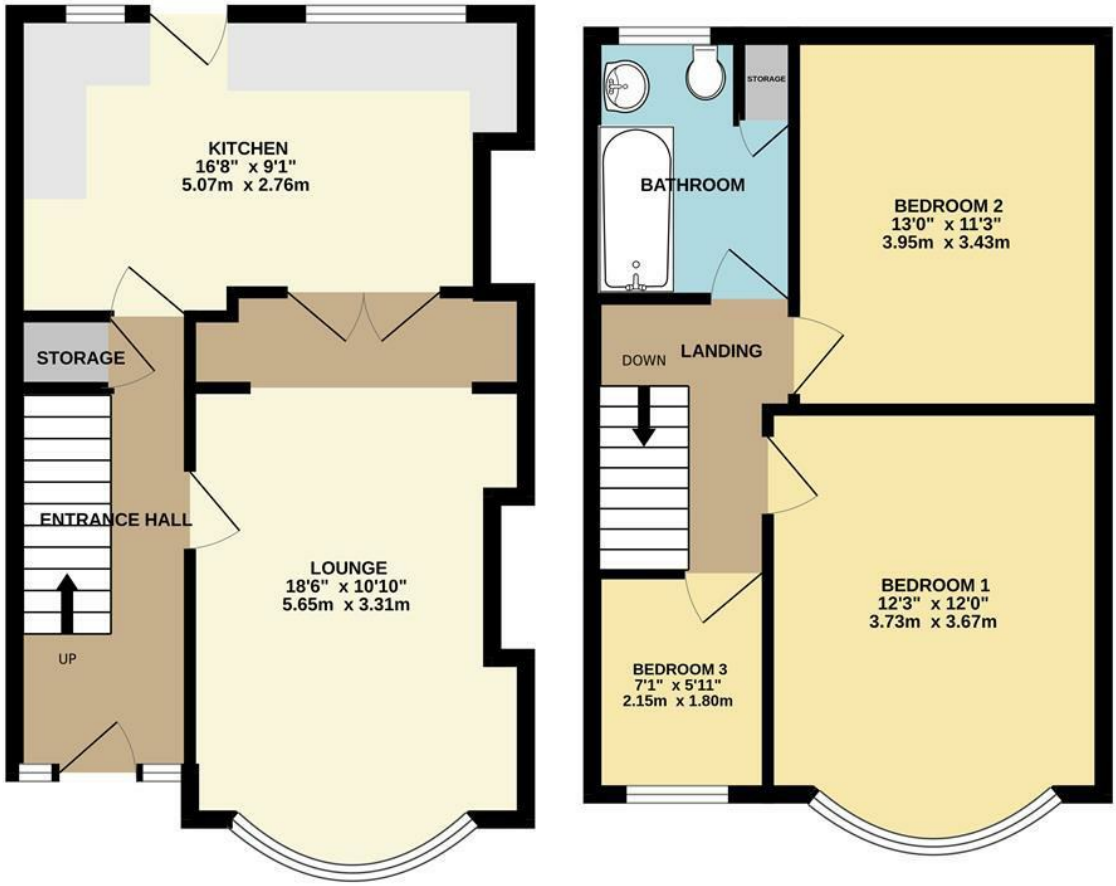
FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

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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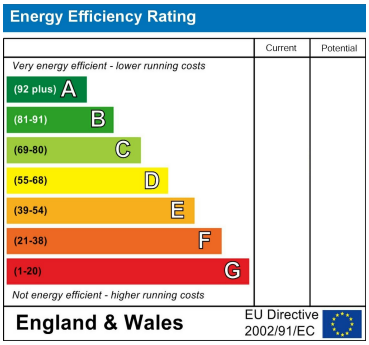
Council Tax Band

A

Energy Performance Graph



Call us on

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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.

SETHS