FREEHOLD

House - Terraced (EPC Rating: )

# ABBEY RISE, LEICESTER, LE4 2AH

## Offers Over

# £160,000

SETHS

2 1 1

# 2 Bedroom House - Terraced located in Leicester

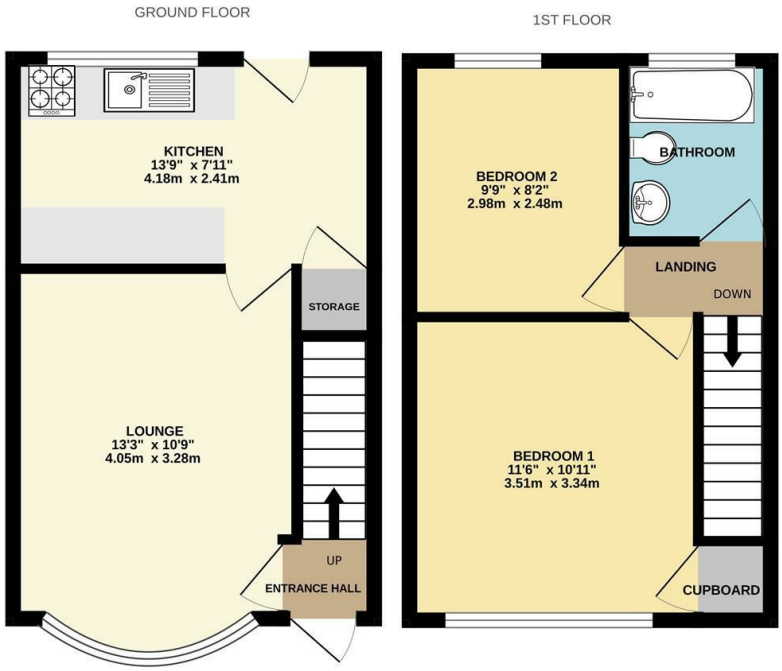
***** UPGRADING WORKS REQUIRED - NO CHAIN - TWO BEDROOMS - DRIVEWAY *****

**Offered to the market with no onward chain, this two-bedroom terraced property on Abbey Rise presents an ideal opportunity for buyers looking to renovate and add value. Situated in a residential area, the home benefits from a driveway for off-road parking and a private rear garden.**

**The ground floor includes an entrance hall leading to a lounge and a kitchen and a door opening into the garden. A useful storage cupboard is located under the stairs.**

**Upstairs features two bedrooms, one with built-in storage and a family bathroom. The rear garden is mainly laid to lawn and enclosed by fencing.**

**Perfect for first-time buyers, investors, or anyone looking for a project. Contact Seths Estate Agents to arrange your viewing.**




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

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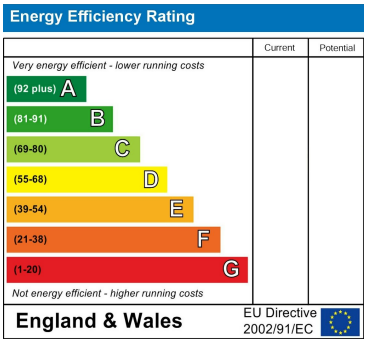
Energy Performance Graph

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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