

FREEHOLD



House - Semi-Detached

# ROSENEATH AVENUE RUSHEY MEAD LEICESTER LE4 7GR

Offers Over  
**£250,000**

## FEATURES

- Semi Detached
- Lounge
- Double Glazed
- Garage
- In Need Of Refurbishment
- Two Bedrooms
- Dining Room
- Gas Central Heating
- Investment Opportunity
- Large Garden



 **SETHS**

# 2 Bedroom House - Semi-Detached located in Leicester

## PORCH

Tiled flooring, double-glazed windows surrounding leading to the entrance hall

## ENTRANCE HALL

Carpeted flooring, radiator, access to all rooms on the ground floor, storage cupboard including gas and electric meters, stairs leading up to the first floor.

## LOUNGE

10'11" x 10'11"

Radiator, double glazed bay window facing the front aspect.

## DINING ROOM

12'2" x 10'11"

Carpeted flooring, fireplace, sliding door leading to the garden.

## KITCHEN

8'7" x 5'10"

Tiled flooring, double-glazed window facing the rear aspect, uPVC door leading to the garden, base and eye level units, integrated extractor, stainless steel sink.

## FIRST FLOOR

## LANDING

## BEDROOM 1

13'3" x 10'11"

Carpeted flooring. double-glazed window facing the front aspect, inbuilt storage cupboard, store located over the stairs, radiator

## BEDROOM 2

12'5" x 11'0"

Carpeted flooring, radiator, inbuilt storage cupboard, double glazed window facing the rear aspect, access to the loft

## BATHROOM

Laminate flooring, partially tiled walls, toilet, double-glazed window facing the rear aspect, wash hand basin, polyvinyl bathtub

## OUTSIDE

## FREEHOLD

## COUNCIL TAX BAND - B

## ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: B

Council Tax Rate: £1,699.85

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre



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Council Tax Band

B

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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 2002/91/EC	

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