



FOR SALE

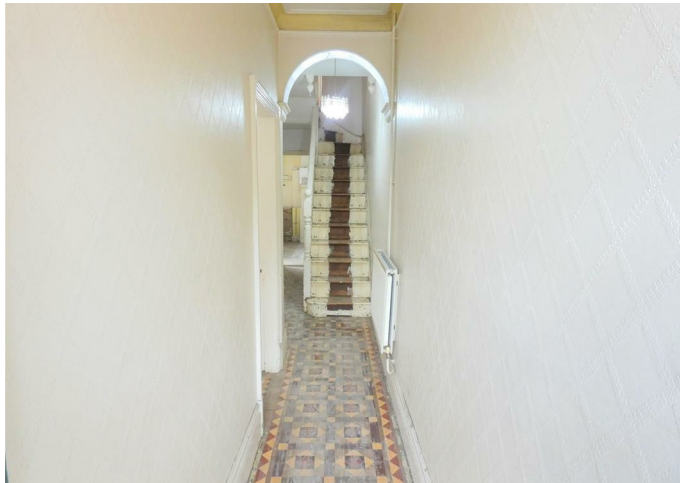


# VICTORIA AVENUE LEICESTER LE2 0QX

## £190,000

### FEATURES

- No chain
- Freehold
- Walking distance to Universities, Leicester Railway Station and the City Centre
- Abundance of shops within a few metres
- Two Bedrooms
- Mid Terraced House
- Entrance Hall
- 2 Reception Rooms
- Kitchen
- Upgrading works required



 **SETHS**

# Two Bedroom Mid Terraced House in Leicester

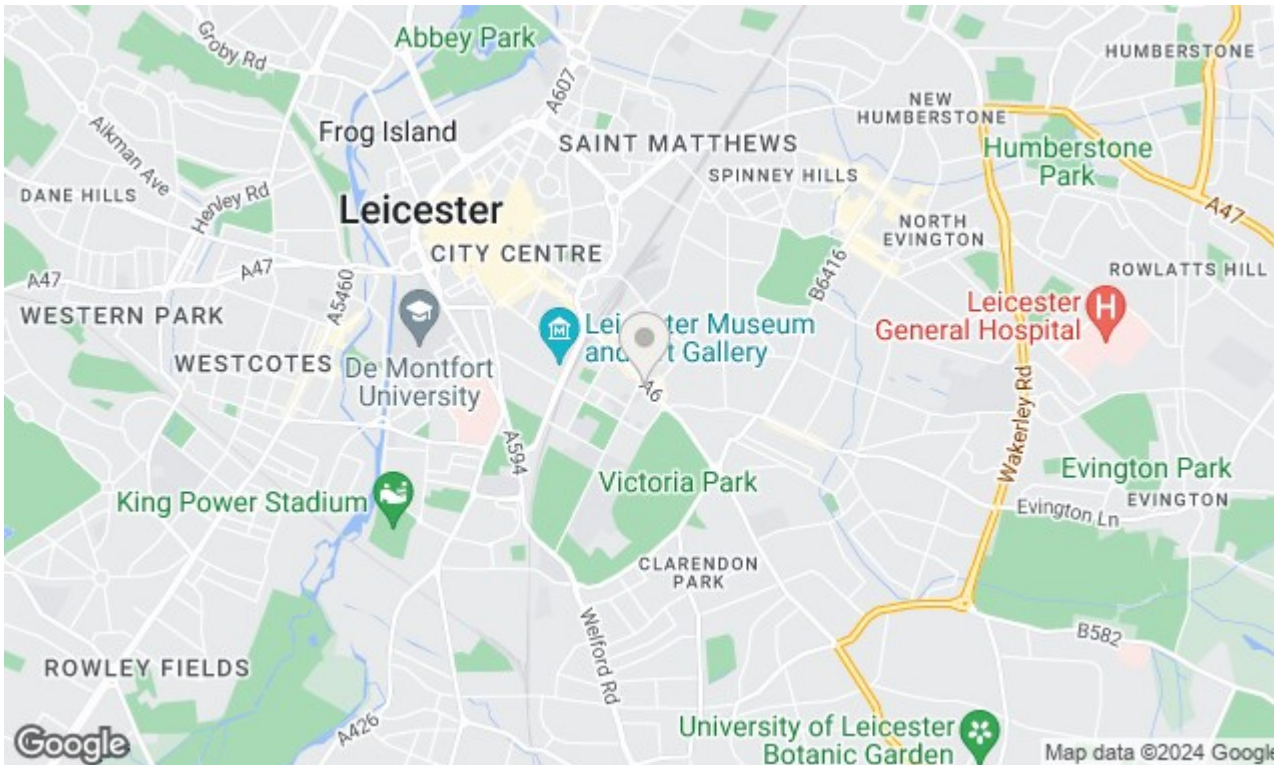
Call us on  
0116 266 9977

info@seths.co.uk  
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\*\*\*NO CHAIN - CASH BUYERS ONLY\*\*\*

Nestled away on this secluded, tree lined, cobbled street is this traditional Victorian Mid Terraced House. Situated just off LONDON ROAD, this property is within walking distance to Universities, Leicester Railway Station and the City Centre.

Contact Seths for viewings



Council Tax Band  
**B**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

**SETHS**