

FREEHOLD



House - Townhouse (EPC Rating: )

COLEMAN ROAD, EVINGTON, LEICESTER, LE5

4LH  
PRICE :

£270,000

 SETHS



# 3 Bedroom House - Townhouse located

## in Leicester

\*\*\* NO CHAIN - 3 BEDROOM HOME WITH PARKING - LARGE GARDEN - COLEMAN ROAD \*\*\*

Presenting this 3-bedroom mid-terraced house nestled on Coleman Road in Evington, offered to the market with no onward chain. While requiring some internal upgrading, this property offers great potential for those looking to put their stamp on their new home.

To the front, the property features a front garden that doubles as a driveway, providing parking space for two cars. Access to the garden is available via a shared passage leading to the entrance of the property. Upon entering, you're welcomed by an ample kitchen/diner stretching the length of the property, with stairs leading to the first floor. Similarly, access to the lounge is granted from the kitchen, also spanning the length of the property.

Upstairs, you'll find three bedrooms, along with a separate toilet and bathroom. Outside, the property boasts a sizeable garden with the potential to extend, subject to planning permissions. Additionally, the property benefits from double glazing and gas central heating.

### KITCHEN/DINER

18'10" x 10'9"

Wooden flooring, stairs leading to the first floor, providing access to the lounge, base level and eye level units, double glazed windows facing the front and rear aspect, radiator, storage cupboard located under the stairs, space for a cooker and oven, plumbing and space for a washing machine, stainless steel sink, partially tiled walls, providing access to the garden via wooden door.

### LOUNGE

18'11" x 11'9"

Carpeted flooring, two radiators, double-glazed windows facing the front and rear aspect, gas fireplace.

### FIRST FLOOR

### LANDING

Providing access to all rooms on the first floor and loft

### BEDROOM 1

12'3" x 11'10"

Radiator, double-glazed window facing the front aspect, storage cupboard located over the stairs.

### BEDROOM 2

12'4" x 9'5"

### BEDROOM 3

11'11" x 6'2"

Radiator, double-glazed window facing the rear aspect.

### W/C

Toilet, vinyl flooring, tiled walls, double-glazed window facing the rear aspect.

### BATHROOM

Vinyl flooring, tiled walls, storage cupboard to include gas-powered combination boiler, radiator, wash hand basin, double glazed window facing the rear aspect, polyvinyl bathtub, with electric shower.

### OUTSIDE

At the front, this property boasts a paved driveway and garden area spacious enough to comfortably accommodate parking for up to two vehicles. Enclosed by a brick-built perimeter, this space offers both security and privacy. Access to the rear of the property is provided through a metal gate leading to a shared passage. Entry into the property itself is via a UPVC door, offering convenience and durability.

Moving to the rear aspect, the property presents a delightful paved patio garden area complemented by a lush grass lawn. The wooden perimeter surrounding the garden enhances privacy and creates a peaceful atmosphere. Access to the front of the property is facilitated by a wooden gate leading to the shared passage. Additionally, the property features solar panels, providing both environmental benefits and potential cost savings.

### FREEHOLD

### COUNCIL TAX BAND - A

### ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: A

Council Tax Rate: £1,528.34

Mains Gas: Yes

Mains Electricity: Yes

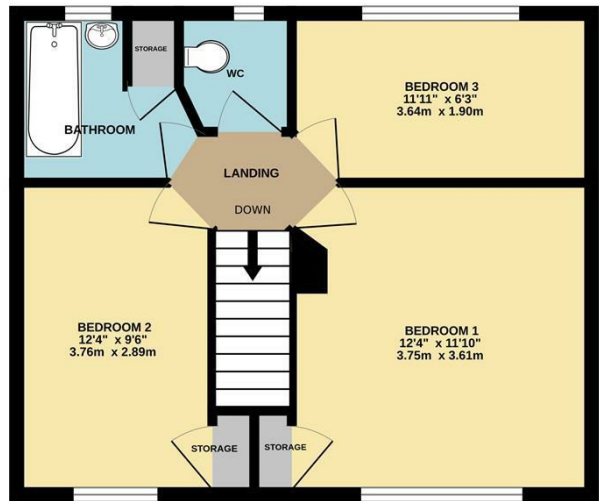
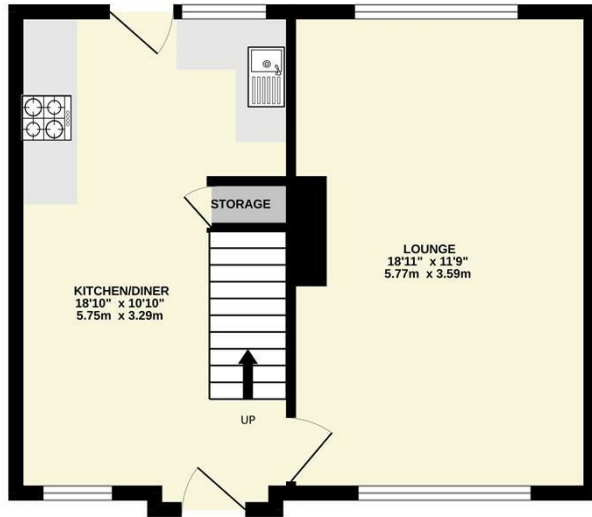


Mains Water: Yes  
Mains Drainage: Yes  
Broadband availability: Ultrafast Full Fibre Broadband



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

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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