

FOR SALE



DRAPER STREET,  
OFF EVINGTON ROAD,  
LEICESTER,  
LE2 1PP

£210,000

FEATURES

- Freehold
- No chain
- Sitting Room
- Kitchen
- Gas central heating
- Sought after location
- Two Bedrooms
- Dining Room
- Bathroom + Outside WC
- uPVC double glazing



 **SETHS**

# 2 BEDROOM MID TERRACED HOUSE LOCATED OFF EVINGTON ROAD

## GROUND FLOOR

### ENTRANCE HALLWAY

### SITTING ROOM

11'10" x 8'10"

Carpeted, radiator, uPVC double glazed window

### DINING ROOM

15'1" (max) x 11'11"

Carpeted, radiator, under-stairs storage cupboard, uPVC double glazed window

### KITCHEN

13'5" x 7'1"

Wall and base units with worktops over, sink with drainer and mixer tap, splashback tiles, space for cooker, plumbing for washing machine, space for fridge / freezer, lino flooring, radiator, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

13'6" x 11'11"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

12'0" x 10'5"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, lino flooring, partly tiled walls, radiator, extractor fan, uPVC double glazed window

## OUTSIDE

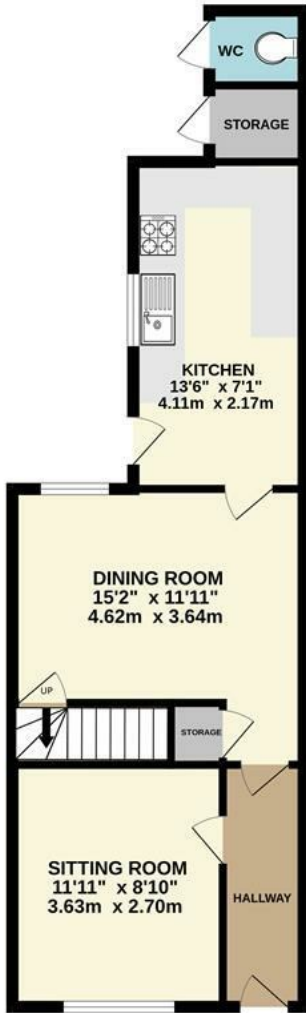
To the rear of the property is a small, slabbed yard with access to the outside WC and storage outbuilding

## COUNCIL TAX BAND - A



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.  
Made with Metropix ©2023

Call us on

0116 266 9977

info@seths.co.uk

www.seths.co.uk

Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>63</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	

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.

