FREEHOLD

House - Semi-Detached (EPC Rating:)

STRATHMORE AVENUE, RUSHEY MEAD, LEICESTER, LE4 7HA.

Offers Over

£255,000

SETHS

2 1 1

2 Bedroom House - Semi-Detached located in Leicester

***** NO ONWARD CAIN - RUSHEY MEAD - SEMI DETACHED HOME - UPGRADING WORKS *****

Seths are pleased to offer this two-bedroom (originally three) semi-detached home on Strathmore Avenue in Rushey Mead, available with no chain.

The property benefits from off-road parking, side access, and a paved rear garden. Inside, there's a through lounge with double doors to the conservatory, a kitchen with lobby and downstairs WC, plus two spacious bedrooms and a family bathroom upstairs.

This home offers excellent potential for refurbishment to create your ideal living space. Contact Seths today to arrange your viewing!

PORCH
Carpeted flooring, accessed through a wooden door, with feature windows facing the front aspect.

ENTRANCE HALL
13'2" x 5'11"
Finished with original tiling, radiator, and storage cupboard located under the stairs. Stairs lead to the first floor. A feature window faces the side aspect, and the hall provides access to the through lounge, kitchen, and additional under-stair storage. Another feature window looks into the lounge.

LOUNGE
23'7" x 11'4"
A generous reception room with carpeted flooring, two radiators, a double glazed bay window facing the front aspect, feature fireplace, and double doors opening into the conservatory.

CONSEVATORY
Finished with slabbed flooring, surrounded by windows on all aspects, with sliding doors providing access to the garden.

KITCHEN
7'11" x 6'5"
Finished with vinyl flooring, radiator, and partially tiled walls. Features gas supply for a gas hob, stainless steel sink, space for a fridge, and a window facing the side aspect. The kitchen allows access to the lobby.

LOBBY
Tile flooring, providing access to the downstairs WC and a UPVC door leading into the garden. A window faces the rear aspect.

W/C
WC located off the lobby.

FIRST FLOOR

LANDING
Carpeted flooring with a window facing the side aspect, providing access to all rooms on the first floor.

BEDROOM ONE
17'8" x 11'8"
Spacious double bedroom with carpeted flooring, inbuilt storage cupboard, double glazed bay window facing the front aspect, additional double glazed window, radiator, and further inbuilt storage.

BEDROOM TWO
11'5" x 10'10"
Double bedroom with carpeted flooring, storage cupboard accommodating the water tank, radiator, and double glazed window facing the rear aspect.

FAMILY BATHROOM
8'2" x 6'9"
Finished with carpeted flooring, radiator, partially tiled walls, polyvinyl bathtub, wash hand basin, and a double glazed window facing the right aspect.

OUTSIDE
To the front, the property is accessed via a metal gate and features a stoned and slabbed surface, secluded by a combination of brick-built walls, hedges, and a wooden

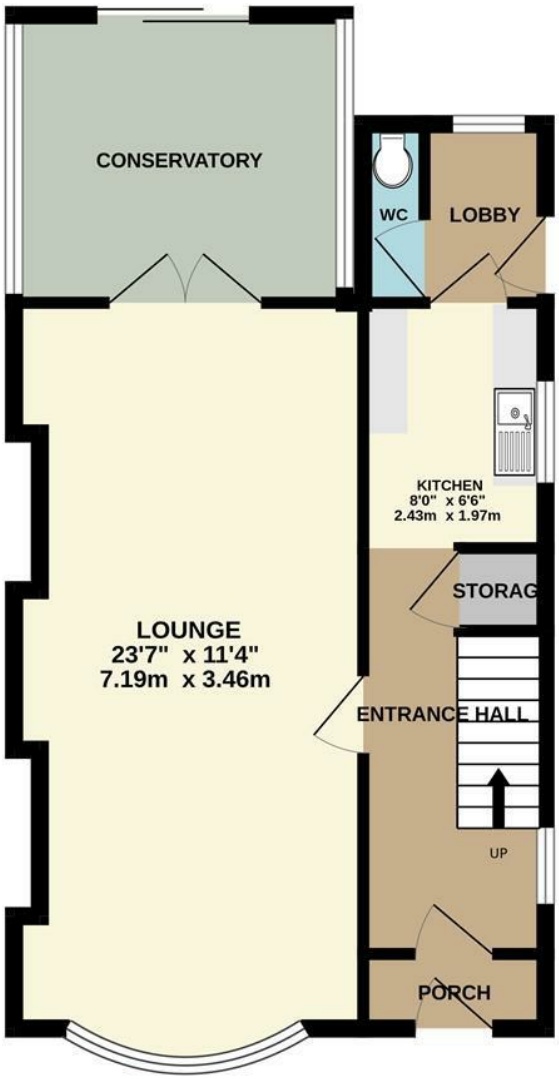
perimeter. Entry to the property is granted via a UPVC door, with side access available through a wooden gate leading to the garden.
To the rear, the garden is paved and secluded by a wooden perimeter running along the border. The garden features slab walkways leading to all points within.

FREEHOLD

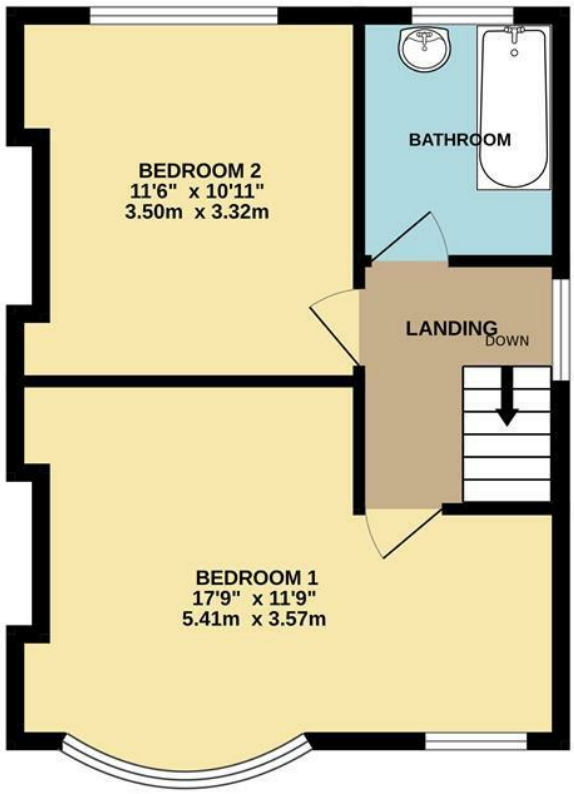
COUNCIL TAX BAND - B

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: TBC
Council Tax Band: B (Leicester)
Council Tax Rate: £1,872.67
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast 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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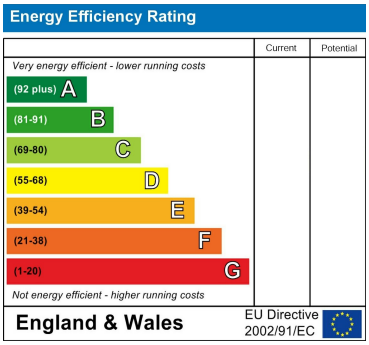
Council Tax Band

B

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