

FOR SALE



ROSEBERY STREET  
NORTH EVINGTON  
LEICESTER  
LE5 4GJ

£230,000

FEATURES

- No chain
- 3 bedrooms
- Popular location
- Freehold
- Semi Detached
- Close to local schools, amenities and places of worship
- Perfect for first time buyers
- Kitchen / Diner
- Lounge
- Spacious garden



 **SETHS**

# 3 Bedroom Semi Detached House for sale in North Evington

## GROUND FLOOR

### ENTRANCE HALL

#### LOUNGE

14'1" x 11'6"

Carpeted, radiator, electric fireplace, uPVC double glazed window

#### KITCHEN

12'5" x 10'0"

Wall and base units with worktops over, sink with mixer tap and drainer, space for cooker, space for washing machine, space for fridge/freezer, lino flooring, partly tiled walls, uPVC double glazed window

#### SHOWER ROOM

WC, wash hand basin, shower cubicle, lino flooring, tiled walls, uPVC double glazed window

#### BEDROOM 3

9'4" x 6'3"

Carpeted, radiator, uPVC double glazed window

## FIRST FLOOR

#### BEDROOM 1

14'2" x 11'7"

Carpeted, radiator, uPVC double glazed window

#### BEDROOM 2

11'6" x 10'7"

Carpeted, radiator, access to storage, uPVC double glazed window

## OUTSIDE

To the rear of the property is a good sized garden partly slabbed / partly laid to lawn with wooden fence surrounds.

## ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: E

Council Tax Band: B

Council Tax Rate: £1,783.06

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



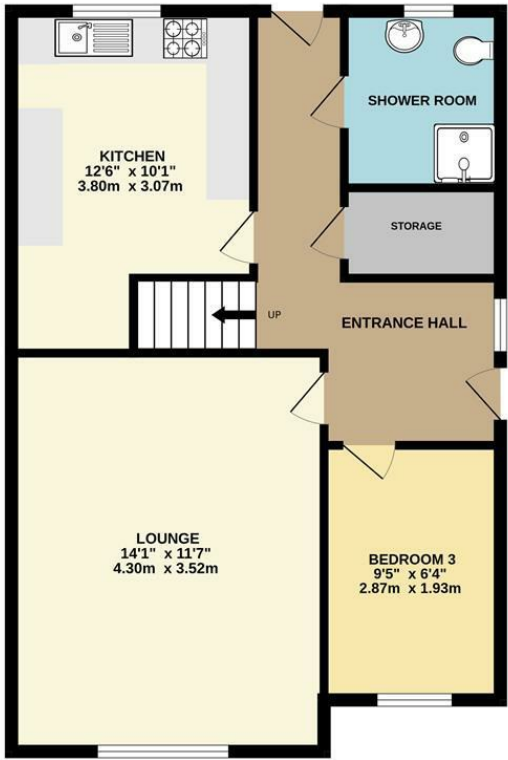
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Call us on  
**0116 266 9977**

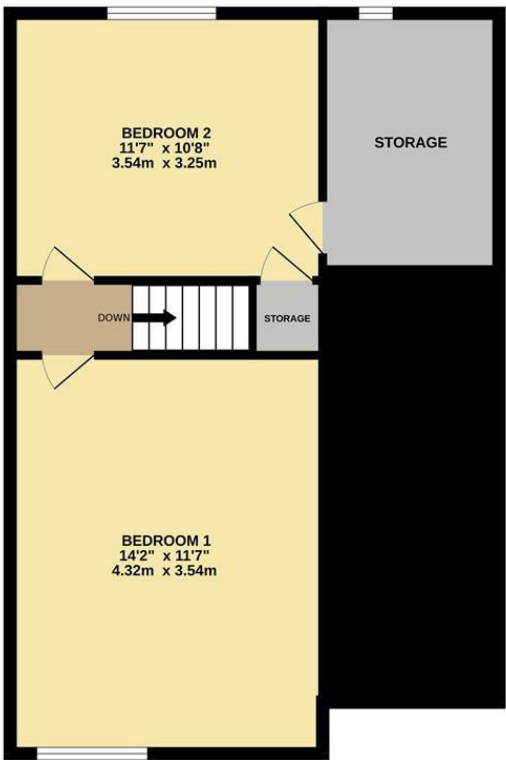
**info@seths.co.uk**  
**www.seths.co.uk**

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 |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>79</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>41</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

