



FOR SALE

# JARROM STREET BEDE ISLAND LEICESTER LE2 7DE

## £180,000

### FEATURES

- Freehold
- Tenants in situ
- Walking distance from DMU and Leicester Royal Infirmary
- Investment Opportunity
- Great Location
- Three Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Bathroom



# 3 Bedroom House - Terraced located in Leicester

## GROUND FLOOR

### SITTING ROOM

11'10" x 10'11"

Carpeted, radiator, uPVC double glazed window

### DINING ROOM

15'1" x 10'11"

Laminate flooring, radiator, staircase to first floor, uPVC double glazed window

### KITCHEN

12'6" x 5'10"

Wall and base units with worktops over, sink with mixer tap and drainer, space for cooker, space for cooker with extractor hood, plumbing for washing machine, breakfast bar area, partly tiled walls, radiator, uPVC double glazed window

### LOBBY

### BATHROOM

Lino flooring, w/c, wash hand basin with mixer tap, bathtub with shower overhead, radiator, partly tiled walls, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

11'10" x 10'11"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

11'11" x 7'11"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### BEDROOM 3

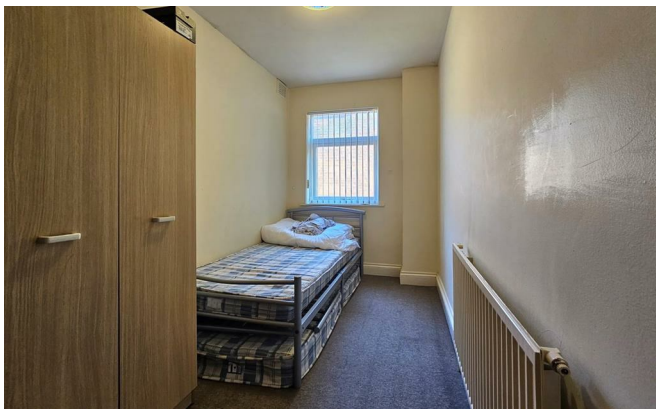
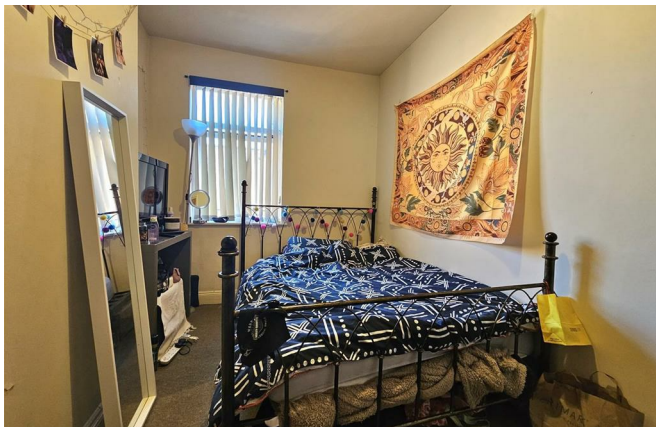
12'6" x 5'10"

Carpeted, radiator, uPVC double glazed window

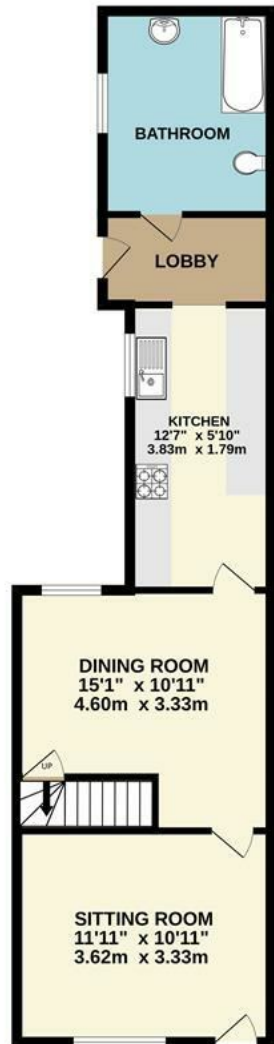
### OUTSIDE

Small yard to the rear with brick walls surround

### 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.  
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Council Tax Band

A

Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            | <b>87</b> |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | <b>59</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<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.

