FREEHOLD

House - Terraced (EPC Rating:)

Thurcaston Road, Off Abbey Lane, Leicester, LE4 5PF

Offers Over

£235,000

SETHS

3 1 1

3 Bedroom House - Terraced located in Leicester

***** NO ONWARD CHAIN - OFF ABBEY LANE - THREE BEDROOMS - MID TERRACED - REFURBED *****

Seths Estate Agents are pleased to bring to market this newly refurbished three-bedroom mid-terraced property located on Thurcaston Road, off Abbey Lane in Leicester. Presented in ready to move into condition and offered to the market with no onward chain, this property is an ideal opportunity for first-time buyers, families, and investors alike.

Internally, the ground floor comprises an entrance porch, a generous lounge and dining room, a well-appointed kitchen, and a ground floor bathroom — a particularly practical feature for busy family life. To the first floor are three bedrooms and a landing with loft access.

The property has been refurbished throughout to a good standard, offering an incoming purchaser the rare opportunity to simply move in and enjoy from day one.

Contact Seths to Arrange a Viewing.

GROUND FLOOR

ENTRANCE PORCH
Carpeted flooring. Accessed via a uPVC door. Stairs leading to the first floor.

LOUNGE & DINING ROOM
20'10" x 13'10"
Carpeted flooring, two radiators, understairs storage, double-glazed window to the front aspect. Provides access to the kitchen.

KITCHEN
13'7" x 12'2"
Vinyl flooring, radiator, base and high-level units, integrated induction hob with integrated extractor over, integrated oven, integrated dishwasher, stainless steel sink, space for fridge freezer, storage cupboard with space and plumbing for washing machine and dryer, partially tiled walls, spotlighting. Provides access to the ground floor bathroom.

BATHROOM
Vinyl flooring, radiator, panelled bath, wash hand basin, WC, partially tiled walls, double-glazed window to the side aspect.

FIRST FLOOR

LANDING
7'10" x 6'6"
Carpeted flooring, loft hatch. Provides access to all first-floor rooms.

BEDROOM ONE
13'8" x 10'7"
Carpeted flooring, radiator, double-glazed window to the front aspect.

BEDROOM TWO
9'4" x 6'6"
Carpeted flooring, radiator, double-glazed window to the rear aspect.

BEDROOM THREE
6'6" x 6'6"
Carpeted flooring, storage cupboard housing the gas combination boiler, double-glazed window to the rear aspect.

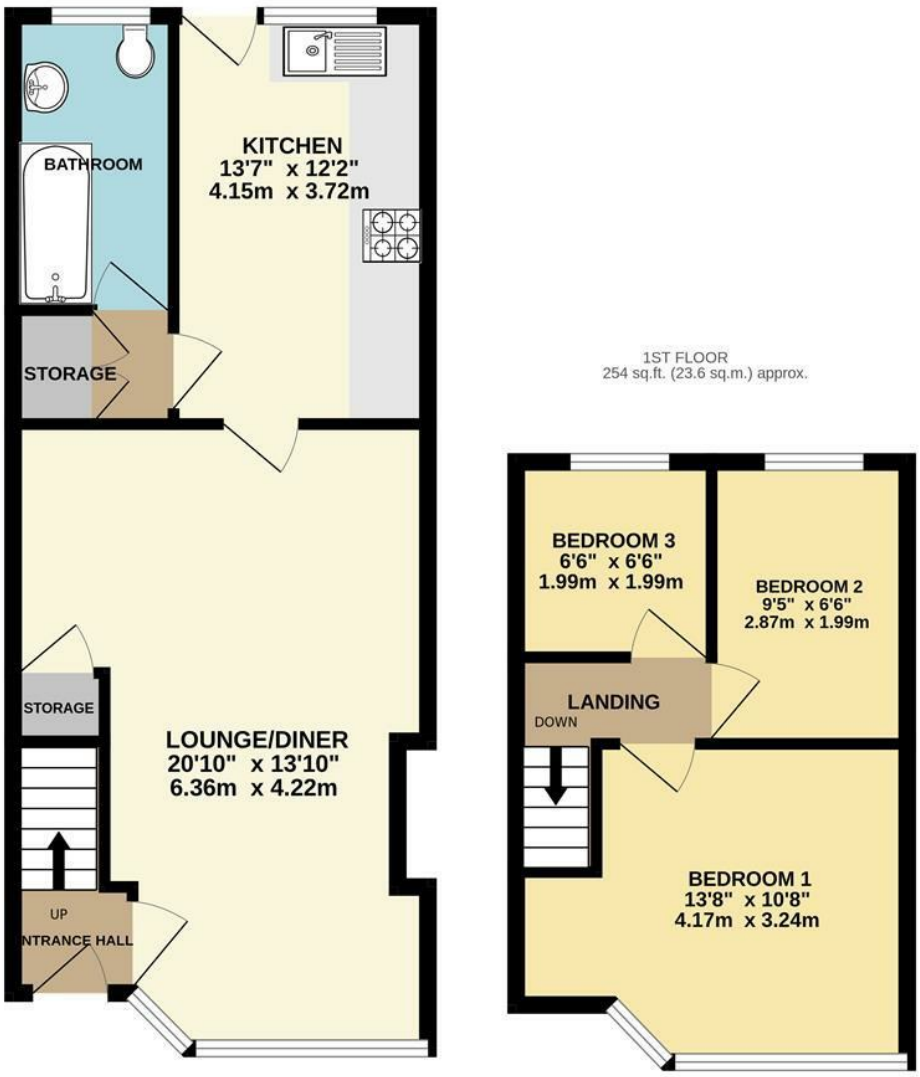
OUTSIDE
To the front, the property benefits from a slabbed front garden, potential for a driveway subject to permission from council, partially secluded by a brick-built and wooden fenced perimeter, accessed via a metal gate. To the rear, the garden is secluded by a wooden fenced perimeter and is laid to grass lawn.

FREEHOLD

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: TBC
Council Tax Band: A
Council Tax Rate: £1,685.83
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband

COUNCIL TAX BAND - A

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.7 sq.m.) approx.

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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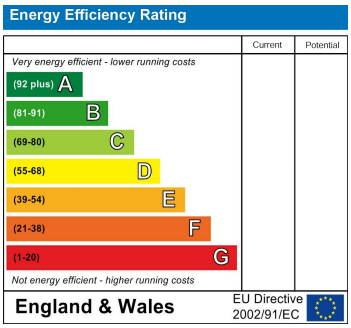
Council Tax Band

A

Energy Performance Graph



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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