# ROSEBERY STREET
# NORTH EVINGTON
# LEICESTER
# LE5 4GJ

## £230,000

FEATURES

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

3 1 1 E

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

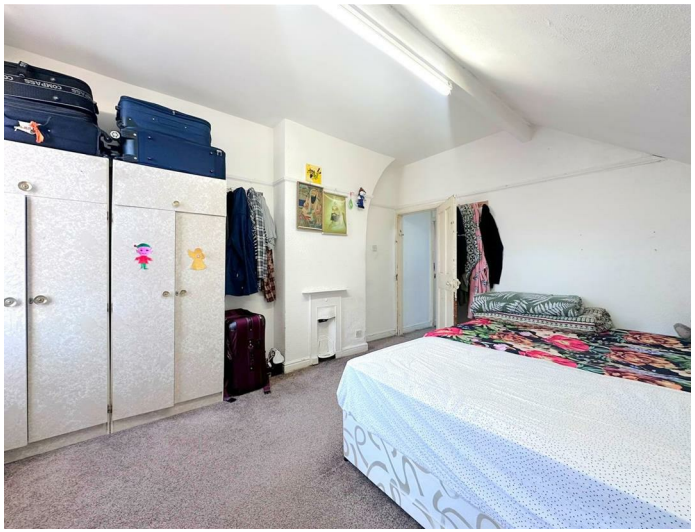
## FIRST FLOOR

## BEDROOM 1
14'2" x 11'7"
Carpeted, radiator, uPVC double glazed window

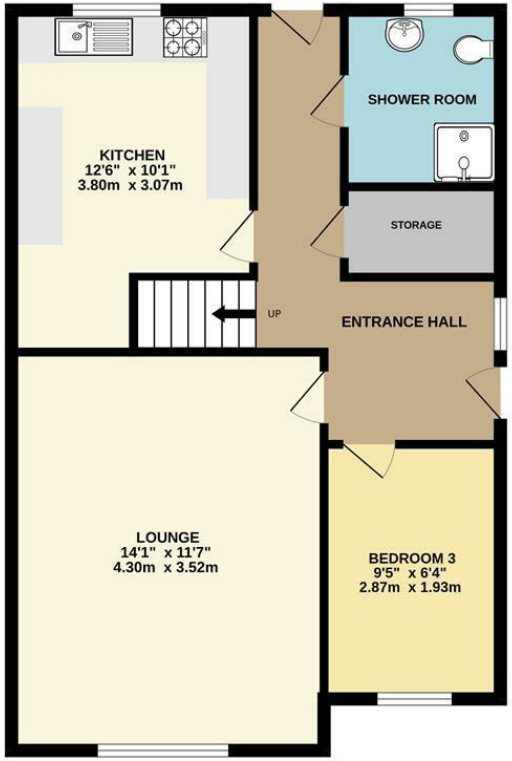
## BEDROOM 2
11'6" x 10'7"
Carpeted, radiator, access to storage, uPVC double glazed window

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

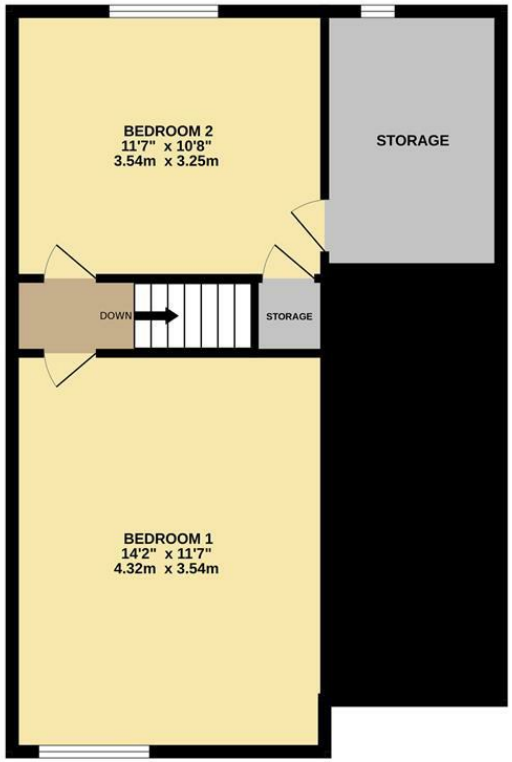
## ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: E
Council Tax Band: B
Council Tax Rate: £1,783.06
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Ultrafast Full Fibre Broadband



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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0116 266 9977

info@seths.co.uk
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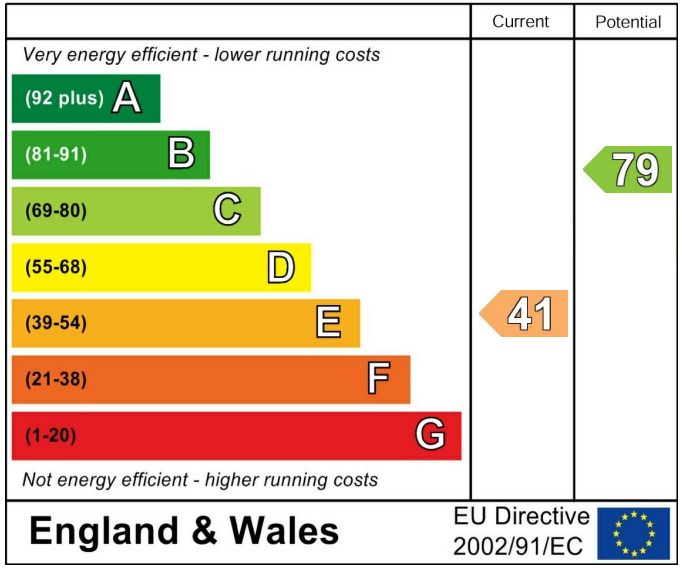
Council Tax Band

B

## Energy Efficiency Rating




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.

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