GIPSY LANE
LEICESTER
LE4 7BZ

Offers Over
£220,000

FEATURES

- Freehold
- Walking distance to schools, shops and places of worship
- Sitting Room
- Kitchen
- Utility Room
- Sought after location
- Two Bedroom + Loft Room
- Dining Room
- Bathroom + Wet Room
- Rear Garden

2 1 2 E

SETHS

2 Bedroom Mid Terraced House for sale in LE4

GROUND FLOOR

SITTING ROOM
13'5" x 10'10"
Carpeted, radiator, uPVC double glazed bay window

DINING ROOM
12'2" x 10'10"
Carpeted, radiator, under stairs storage cupboard, uPVC double glazed window

KITCHEN
12'2" x 6'9"
Wall and base units with worktops over, 4 ring gas hob with in-built oven and extractor hood, sink with mixer tap and drainer, radiator, tiled flooring, partly tiled walls, uPVC double glazed window, uPVC double glazed door to lean to

WET ROOM
WC, wash hand basin with mixer tap and vanity unit, wet room shower, tiled flooring, paneled walls

UTILITY ROOM
10'4" (max) x 6'7"

FIRST FLOOR

BEDROOM 1
12'4" x 11'3"
Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 2
9'4" x 9'0"
Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BATHROOM
WC, wash hand basin with mixer tap and vanity units, 'p shaped' bathtub with mixer tap and shower overhead, lino flooring, partly tiled walls, radiator, uPVC double glazed window

SECOND FLOOR

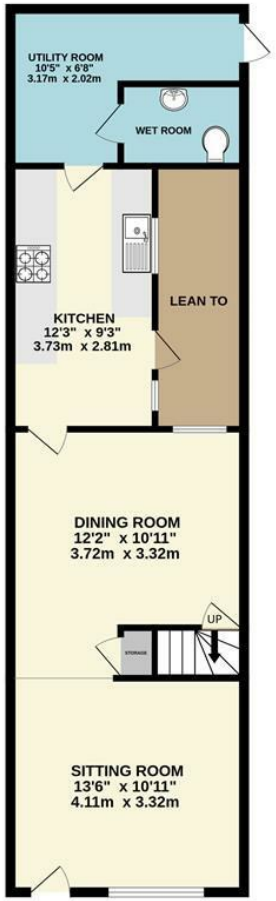
LOFT ROOM
Carpeted, radiator, skylight window

OUTSIDE
To the rear of the property is a low maintenance garden with wooden fence and brick walls surround.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: E
Council Tax Band: A
Council Tax Rate: £1,528.34
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Ultrafast Full Fibre Broadband

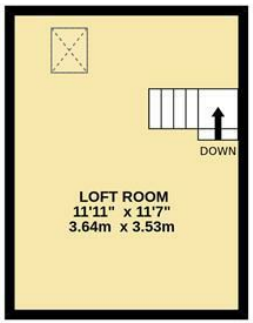
HOME

GROUND FLOOR



1ST FLOOR

LOFT



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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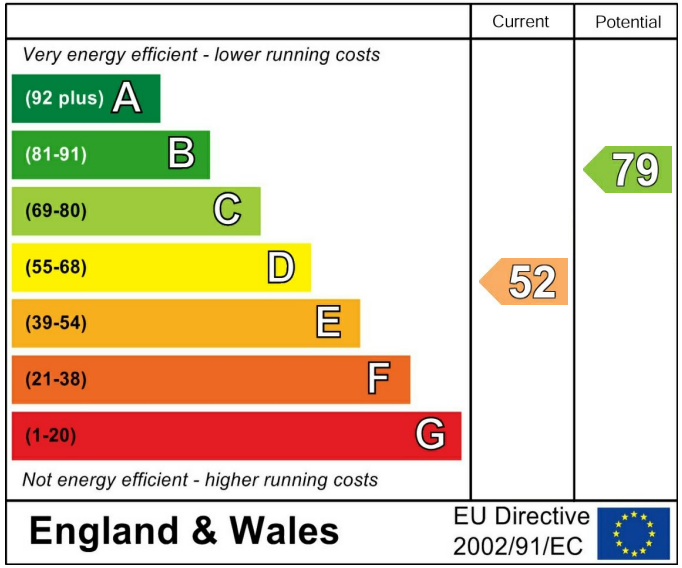
Council Tax Band

A

Energy Efficiency Rating



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