FREEHOLD

House - Terraced (EPC Rating: D)

# ROSEDALE AVENUE, RUSHEY MEAD, LEICESTER, LE4 7AU

## Offers Over

## £215,000

SETHS

3 1 1 D

# 3 Bedroom House - Terraced located in Leicester

***** THREE BEDROOMS - EXTENDED - DRIVEWAY *****

**This well-located 3-bedroom mid-terraced property in Rushey Mead offers off-road parking and spacious accommodation, ideal for families. The ground floor features a carpeted lounge with a bay window, a kitchen/diner with modern appliances, and a study with garden access. There is also a downstairs bathroom.**

**The first floor includes three bedrooms, the property also benefits from a rear garden that is accessible from the study.**

**To arrange a viewing, contact Seths Estate Agents on 0116 266 9977.**

## ENTRANCE HALL
Carpeted flooring with stairs leading to the first floor, providing access to the lounge.

## LOUNGE
11'1" x 10'9"
Carpeted flooring, double-glazed bay window facing the front aspect.

## KITCHEN/DINER
14'0" x 8'7"
Laminate flooring, base and high-level units, stainless steel sink, partially tiled walls, integrated four-ring gas burner, oven, and extractor. Space for a fridge, radiator, and storage area located under the stairs. Provides access to a study and downstairs bathroom.

## BATHROOM
Vinyl flooring, wash hand basin, toilet, polyvinyl bathtub, partially tiled walls, and radiator.

## STUDY
9'5" x 9'3"
Laminate flooring, double-glazed window facing the rear aspect, radiator, and door leading to the garden.

## FIRST FLOOR

## LANDING
Providing access to all first-floor rooms.

## BEDROOM 1
11'11" x 9'6"
Carpeted flooring, double-glazed bay window facing the front aspect, and in-built storage cupboard.

## BEDROOM 2
10'1" x 6'10"
Carpeted flooring, radiator, double-glazed window facing the rear aspect.

## BEDROOM 3
7'1" x 6'10"
Carpeted flooring, radiator, double-glazed window facing the rear aspect.

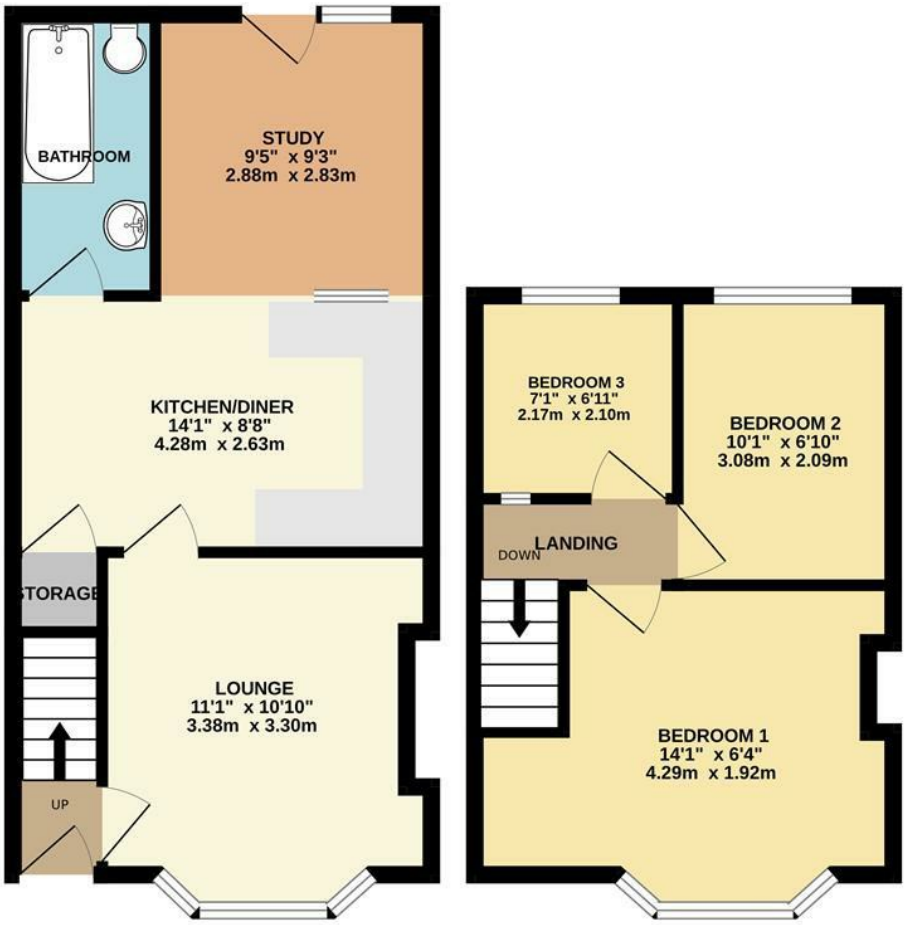
## OUTSIDE
The front of the property features a slabbed driveway, large enough to accommodate parking for one vehicle. A brick-built perimeter secludes the area. To the rear, the property includes a slabbed area and a grass lawn, all enclosed by wooden fencing along the perimeter. Access to the front of the property is available via a shared passage through a wooden gate.

## FREEHOLD

## 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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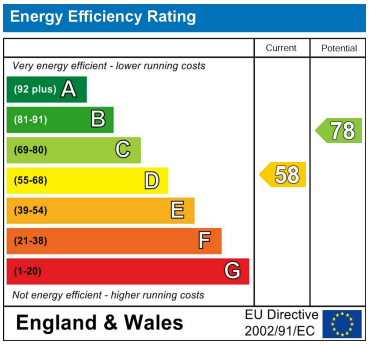
Council Tax Band

A

Energy 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