

FOR SALE



VENTNOR STREET  
OFF ST. SAVIOURS ROAD  
LEICESTER  
LE5 5EX

£230,000

FEATURES

- Freehold
- Within walking distance to schools and places of worship
- End Terraced House
- Sitting Room
- Kitchen
- Sought after location
- Three Bedrooms
- Outbuilding with shower room
- Dining Room
- Downstairs bathroom with upstairs WC



 **SETHS**

# 3 Bedroom End Terraced House for sale in LE5

## GROUND FLOOR

### SITTING ROOM

10'10" x 10'10"

Laminate flooring, radiator, uPVC double glazed window

### DINING ROOM

12'2" x 10'10"

Laminate flooring, radiator, understairs storage cupboard, uPVC double glazed window

### KITCHEN

13'0" x 6'7"

Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, space for fridge / freezer, plumbing for washing machine, radiator, lino flooring, partly tiled walls, uPVC double glazed window

### LOBBY

### BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, lino flooring, partly tiled walls, radiator, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

11'3" x 10'10"

Laminate flooring, radiator, uPVC double glazed window

### BEDROOM 2

9'4" x 7'8"

Laminate flooring, radiator, uPVC double glazed window

### BEDROOM 3

13'0" x 6'8"

Laminate flooring, radiator, uPVC double glazed window

### WC

WC, wash hand basin with mixer tap, lino flooring, extractor fan

### OUTSIDE

To the rear of the property is a slabbed yard with brick walls surround and access to the outbuilding.

### OUTBUILDING

17'1" x 9'4"

Laminate flooring, electric radiator, base units with sink and drainer, splashback tiles, uPVC double glazed window, access to shower room

### SHOWER ROOM

Lino flooring, WC, wash hand basin, shower cubicle, extractor fan

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,528.34

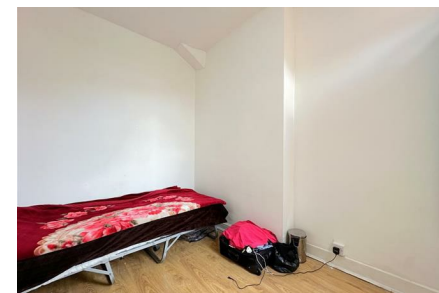
Mains Gas: Yes (Main house)

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND FLOOR

1ST FLOOR



Call us on  
**0116 266 9977**

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[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band  
**A**

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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 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.

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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