



FOR SALE

House - Terraced

AVON STREET,
HIGHFIELDS,
LEICESTER,

LE2 1BD

Offers Over

£550,000

FEATURES

- Freehold
- Newly refurbished
- Within walking distance to Universities, City Centre and Railway Station
- Workshop to side + Outbuilding
- uPVC double glazing
- Sought after location
- Investment Opportunity
- 3 Flats (2 x 2 Bed Flat & 1 Bed Flat
- Planning Granted For One Bedroom Loft Conversion
- Gas central heating



5 Bedroom House - Terraced located in Leicester

GROUND FLOOR

FLAT 1:

ENTRANCE HALLWAY

KITCHEN / DINER

13'11" x 13'6"

Base units with worktops over, 4 ring gas hob with electric oven / grill and extractor hood, 1 1/2 sink with drainer and mixer tap, splashback tiles, space for fridge / freezer, lino flooring, radiator, uPVC double glazed window

BEDROOM 1

12'11" x 9'0"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

12'11" x 6'10"

Carpeted, radiator, uPVC double glazed window

SHOWER ROOM

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

FIRST FLOOR

FLAT 2:

HALLWAY

KITCHEN

13'10" x 11'2"

Base units with worktops over, 4 ring gas hob with electric oven / grill and extractor hood, 1 1/2 sink with drainer and mixer tap, splashback tiles, space for fridge / freezer, lino flooring, radiator, uPVC double glazed window

BEDROOM 1

12'11" x 8'8"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

13'0" x 7'2"

Carpeted, radiator, uPVC double glazed window

SHOWER ROOM

7'7" x 5'10"

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

FIRST FLOOR

FLAT 3:

HALLWAY

KITCHEN

16'11" x 7'9"

Base units with worktops over, 4 ring gas hob with electric oven / grill and extractor hood, 1 1/2 sink with drainer and mixer tap, splashback tiles, space for fridge / freezer, lino flooring, radiator, uPVC double glazed window

BEDROOM

11'3" x 9'11"

Carpeted, radiator, uPVC double glazed window

SHOWER ROOM

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

OUTSIDE

GARAGE & OUTBUILDING

Excellent development opportunity subject to the necessary planning consents.

COUNCIL TAX BAND - A

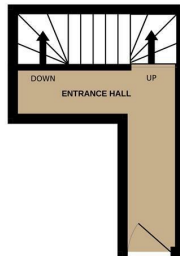
FREEHOLD



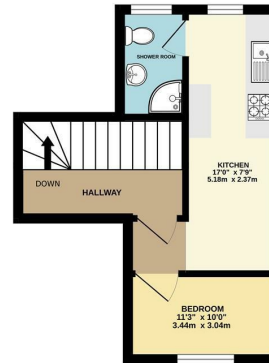
GROUND FLOOR



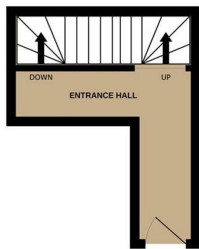
GROUND FLOOR



1ST FLOOR



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 operation or efficiency can be given.
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Council Tax Band:

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

