

FOR SALE

EVINGTON STREET  
HIGHFIELDS  
LEICESTER  
LE2 0SA

£250,000

FEATURES

- No chain
- Freehold
- Planning approved to extend by 3 metres
- Sitting Room
- Kitchen
- Recently refurbished
- Sought after location
- Two Bedrooms
- Dining Room
- Rear yard



 **SETHS**

# 2 Bedroom Mid Terraced House for sale in Leicester

## GROUND FLOOR

### SITTING ROOM

11'3" x 10'5"

Laminate flooring, radiator, uPVC double glazed window

### DINING ROOM

11'10" x 11'10"

Laminate flooring, radiator, uPVC double glazed window

### KITCHEN

9'6" x 5'9"

Wall and base units with worktops over, space for cooker, sink with mixer tap and drainer, space for fridge / freezer, lino flooring, partly tiled walls, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

14'5" x 10'7"

Carpeted, radiator, x2 uPVC double glazed window

### BEDROOM 2

11'3" x 10'4"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

WC, wash hand basin with mixer tap and vanity units, bathtub, lino flooring, tiled walls, towel radiator, extractor fan, storage cupboard, uPVC double glazed window

### OUTSIDE

Slabbed yard to the rear with wooden fence and brick walls surround.

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,605

Mains Gas: Yes

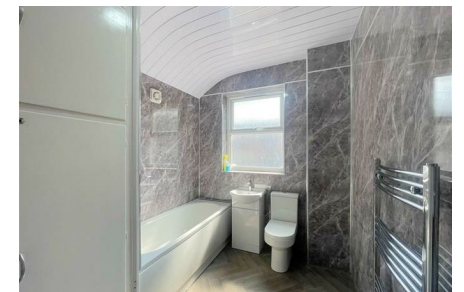
Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

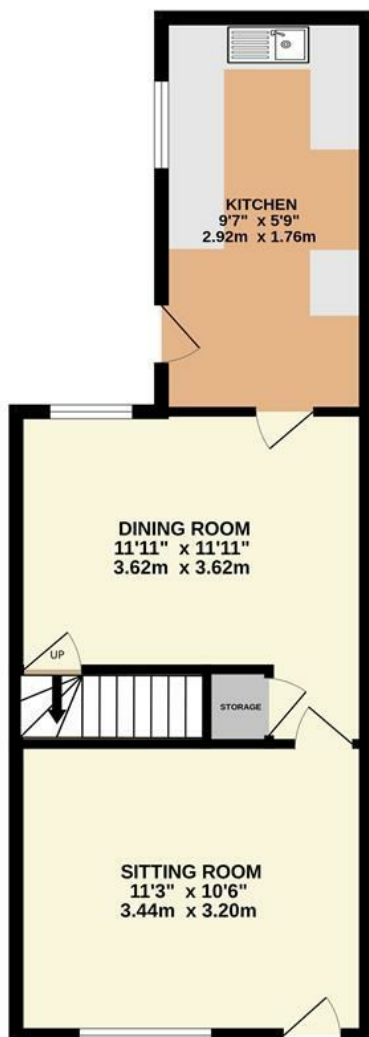
Broadband availability: Fibre to the Cabinet Broadband





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

GROUND FLOOR



1ST FLOOR



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**0116 266 9977**

[info@seths.co.uk](mailto:info@seths.co.uk)

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

Council Tax Band

**A**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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**SETHS**