

FOR SALE



LYME ROAD
OFF EVINGTON ROAD
LEICESTER
LE2 1QE

£220,000

FEATURES

- No chain
- Popular location
- Perfect for first time buyers
- Bathroom + shower room
- Freehold
- Close to local schools, amenities and places of worship
- 3 bedrooms
- Spacious kitchen
- Entrance hall



 **SETHS**

3 Bedroom Terraced House off Evington Road, Leicester

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

10'9" x 8'9"

Carpeted, radiator, fitted cupboards, uPVC double glazed window

DINING ROOM

11'10" x 11'10"

Laminate flooring, radiator, fireplace, uPVC double glazed door leading to rear yard

KITCHEN

16'2" x 6'9"

Wall and base units with worktops over, sink with mixer tap and drainer, space for cooker, space for fridge / freezer, lino flooring, partly tiled walls, radiator, x2 uPVC double glazed windows

UTILITY ROOM

8'3" x 6'7"

Lino flooring, fitted units, plumbing for washing machine, uPVC double glazed window

SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, corner shower cubicle, tiled flooring, partly tiled walls, towel radiator, extractor fan, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

11'10" x 10'9"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

9'5" x 9'1"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

11'9" x 6'10"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin, bathtub, lino flooring, partly tiled walls, radiator, extractor fan, uPVC double glazed window

OUTSIDE

Small slabbed yard to rear

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,528.34

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

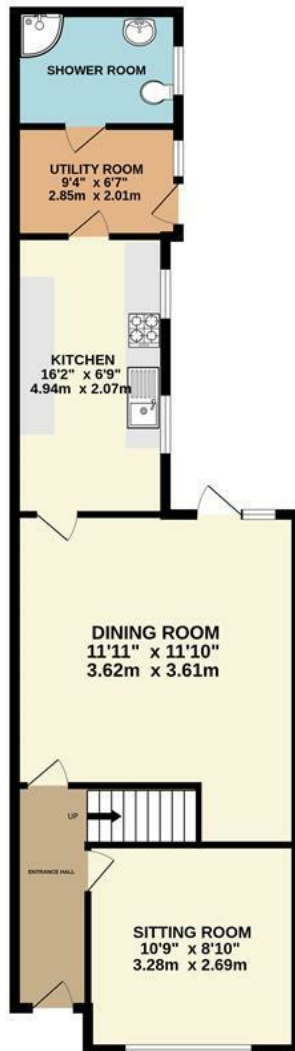
Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



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

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 Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

