

FOR SALE



RIVERS STREET
NEWFOUNDPOOL
LEICESTER
LE3 5RX

£169,950

FEATURES

- No chain
- 2 Bedrooms
- Popular location
- 2 reception rooms
- Gas central heating
- Freehold
- End Terrace
- Close to city centre
- Kitchen
- uPVC double glazing



 **SETHS**

2 Bedroom End Terraced House for sale in Leicester

GROUND FLOOR

LIVING ROOM

11'0" x 10'4"

Carpeted, radiator, uPVC double glazed window facing front aspect

DINING ROOM

11'11" x 10'4"

Carpeted, radiator, under stairs storage cupboard, uPVC double glazed window facing the rear aspect

KITCHEN

10'1" x 5'1"

Wall and base units with worktops over, 4 ring gas hob with extractor hood, sink with mixer tap and drainer, plumbing for washing machine, radiator, lino flooring, partly tiled walls, uPVC double glazed window facing rear aspect

BATHROOM

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

FIRST FLOOR

BEDROOM 1

12'0" x 10'4"

Carpeted, radiator, storage cupboard, uPVC double glazed window facing the front aspect

BEDROOM 2

11'1" x 10'4"

Carpeted, radiator, uPVC double glazed window facing the rear aspect

OUTSIDE

To the rear of the property is a small yard with wooden fence and brick walls surround.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: A

Council Tax Rate: £1,528.34

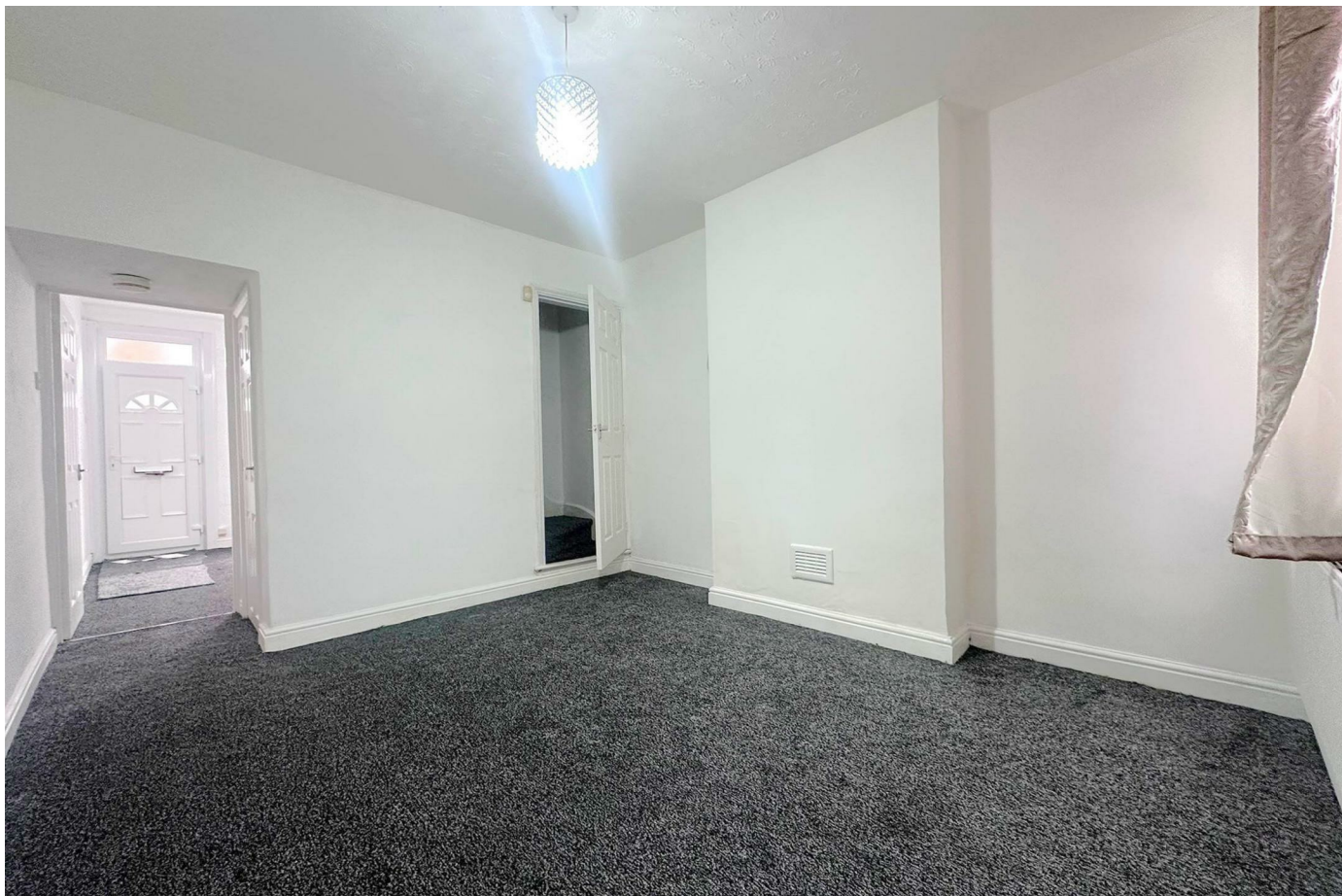
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

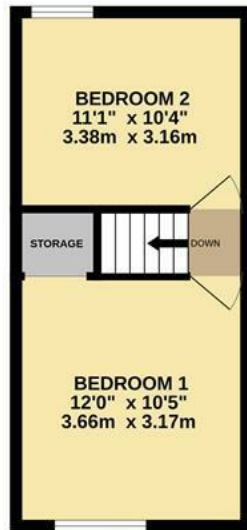
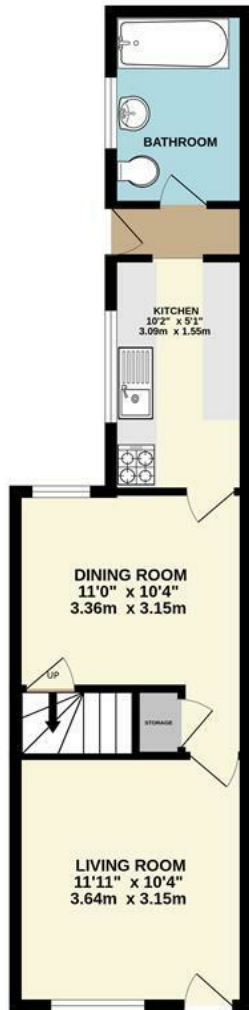
Broadband availability: Superfast Broadband



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	41	
(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.

