# DEVANA ROAD
# STONEYGATE
# LEICESTER
# LE2 1PN

## £325,000

FEATURES

- No chain
- Freehold
- Deceptively spacious
- End Terraced House
- Off road parking + garage
- Sought after location
- Three bedrooms inc ensuite and dressing room
- Two reception rooms
- Modernisation required
- uPVC double glazing

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SETHS

# 3 Bedroom End Terraced House for sale in LE2

## GROUND FLOOR

### ENTRANCE HALLWAY
Tiled flooring, radiator, staircase to first floor

### LOUNGE
20'1" (to bay) x 11'11"
Carpeted, x2 radiators, fireplace, uPVC double glazed window, uPVC double glazed box window

### DINING ROOM
13'0" x 10'10"
Laminate flooring, radiator, uPVC double glazed box window

### KITCHEN
13'5" x 6'6"
Wall and base units with worktops over, 4 ring gas hob with extractor hood, built-in oven, sink with mixer tap and drainer, plumbing for washing machine, plumbing for dishwasher, space for fridge / freezer, tiled flooring, partly tiled walls, radiator, uPVC double glazed door to rear garden

### GARAGE
With lighting, electric roller garage door, door to rear garden

## FIRST FLOOR

### BEDROOM 1
13'0" x 9'10".111'6"
Carpeted, radiator, uPVC double glazed window

### ENSUITE
WC, wash hand basin, bathtub with shower overhead, tiled flooring, tiled walls, radiator, uPVC double glazed window

### DRESSING ROOM
6'11" x 5'11"
Carpeted, radiator, uPVC double glazed window

### BEDROOM 2
12'0" x 10'11"
Accessed via dressing room, carpeted, radiator, uPVC double glazed window

### BEDROOM 3
12'0" x 6'4"
Carpeted, radiator, uPVC double glazed window

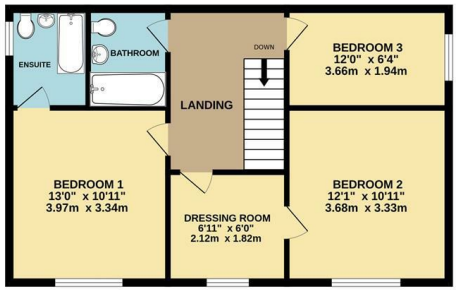
### BATHROOM
WC, wash hand basin, bathtub with shower overhead, tiled flooring, tiled walls, radiator

### OUTSIDE
To the side of the property is a single garage and access to the garden / driveway via wooden gates. The garden has a brick built storage shed.

### ADDITIONAL INFO
Tenure: Freehold
EPC rating: tbc
Council Tax Band: C (Leicester City Council)
Council Tax Rate: £2,037.80
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Ultrafast Full Fibre Broadband

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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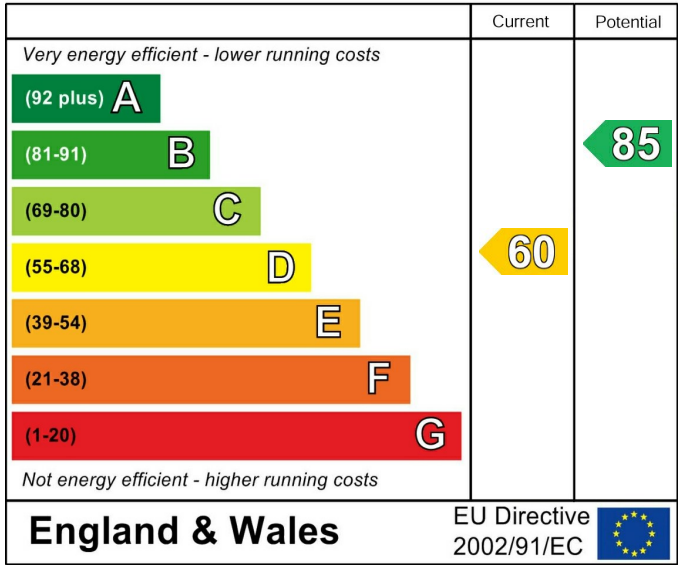
Council Tax Band

C

## Energy Efficiency Rating




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.

SETHS