

FOR SALE



LYME ROAD
EVINGTON
LEICESTER
LE2 1QF

£264,950

FEATURES

- Freehold
- Walking distance to many local amenities
- Four bedrooms
- Mid Terraced House
- Sitting Room
- Dining Room
- Kitchen
- Shower Room
- WC
- Gas central heating



4 Bedroom Mid Terraced House for sale in Leicester

GROUND FLOOR

SITTING ROOM

11'0" x 9'2"

Laminate flooring, radiator, uPVC double glazed window

DINING ROOM

14'7" (max) x 10'5"

Laminate flooring, radiator, understairs storage cupboard, staircase leading to first floor, uPVC double glazed window

KITCHEN

11'11" x 5'7"

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

LOBBY

Access to rear year

SHOWER ROOM

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

FIRST FLOOR

BEDROOM 1

12'0" (max) x 11'1"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

11'6" x 8'11"

Carpeted, radiator, uPVC double glazed window

WC

WC, wash hand basin, laminate flooring, uPVC double glazed window

BEDROOM 3

8'11" x 5'8"

Carpeted, radiator, uPVC double glazed window

SECOND FLOOR

BEDROOM 4 (LOFT)

18'5" x 10'5"

Carpeted, radiator, x2 skylight windows

OUTSIDE

Small rear yard with wooden fence and brock walls surround.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: A

Council Tax Rate: £1,685.83

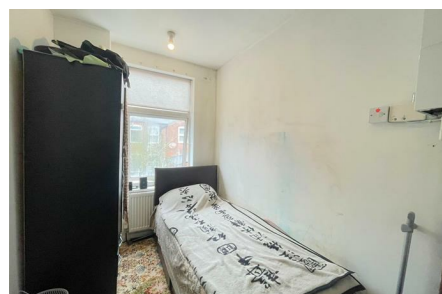
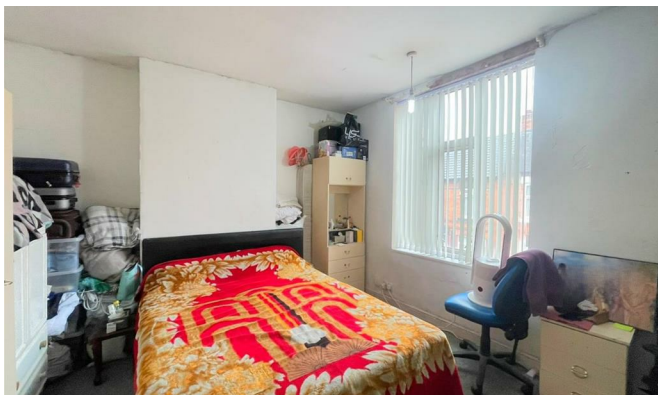
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

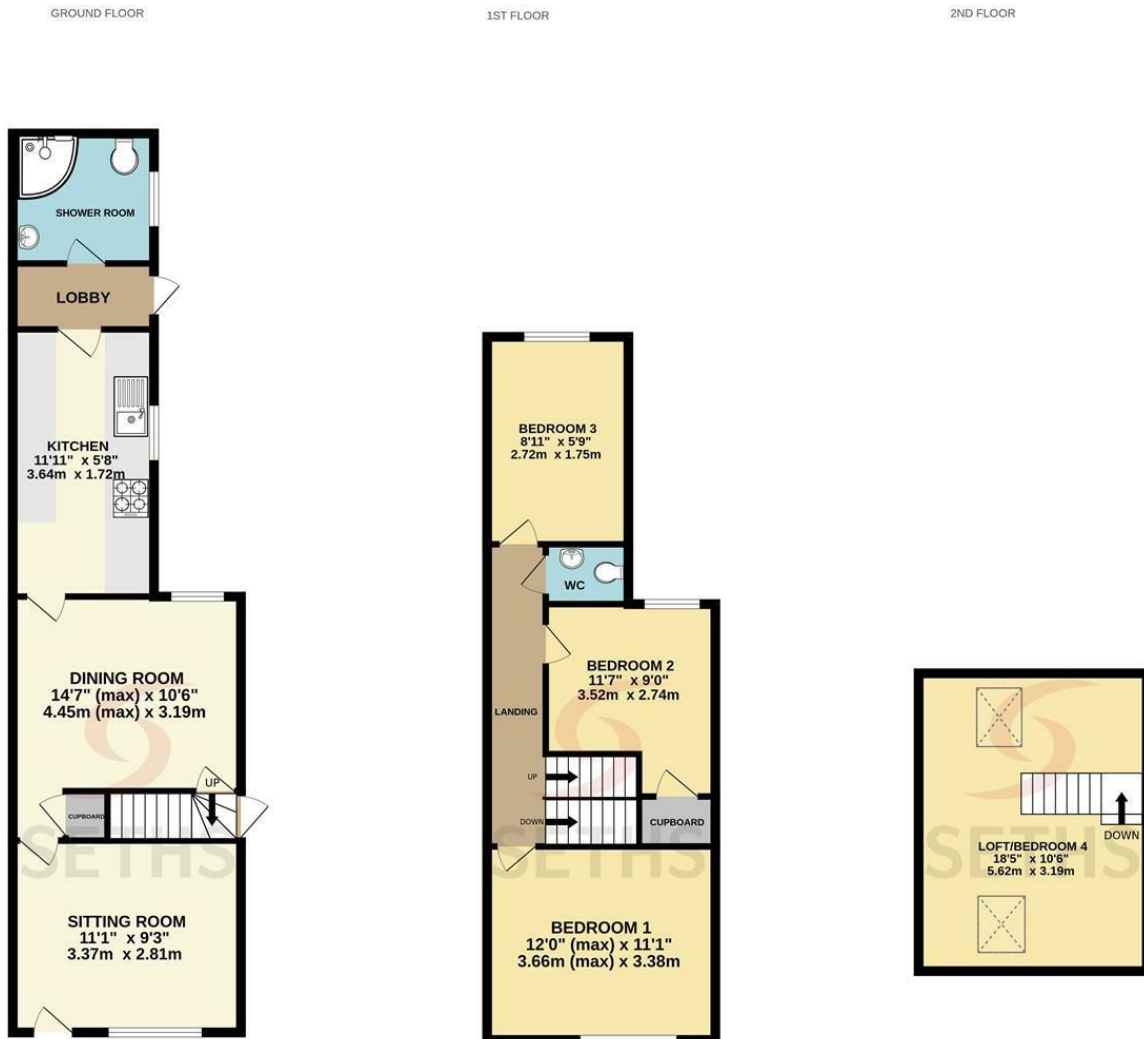


UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

Call us on
0116 266 9977

info@seths.co.uk
www.seths.co.uk

Council Tax Band
A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	53	
(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.

