

FOR SALE

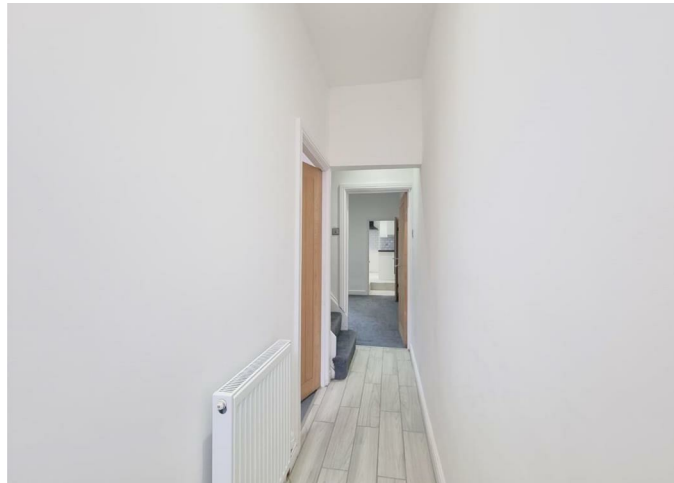


GLOSSOP STREET  
OFF EVINGTON ROAD  
LEICESTER  
LE5 5HN

£235,000

FEATURES

- No chain
- Freehold
- Three Bedrooms
- Dining Room
- Entrance Hallway
- Recently renovated
- Sought after location
- Lounge
- Kitchen
- Rear yard



 **SETHS**

# 3 Bedroom Mid Terraced House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

Tiled flooring, staircase to first floor

### LOUNGE

11'3" x 8'2"

Carpeted, radiator, meter cupboard, uPVC double glazed window

### DINING ROOM

12'4" x 11'3"

Carpeted, radiator, uPVC double glazed window

### KITCHEN

13'8" x 7'4"

Wall and base units with worktops over, space for cooker, extractor hood, sink with mixer tap and drainer, space for fridge / freezer, plumbing for washing machine, long standing radiator, tiled flooring, partly tiled walls, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

12'9" x 11'8"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

11'1" x 9'8"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

7'4" x 6'11"

Carpeted, radiator, uPVC double glazed window

## SHOWER ROOM

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

## OUTSIDE

To the rear of the property is a slabbed yard with brick walls surround.

## 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

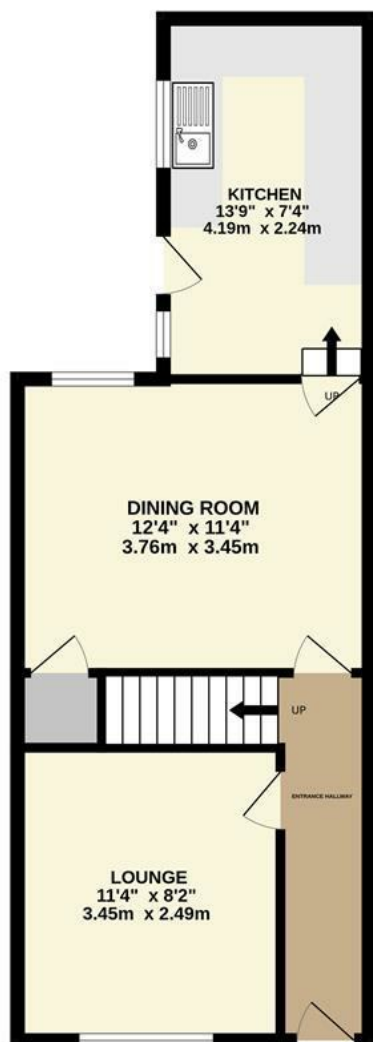
Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband

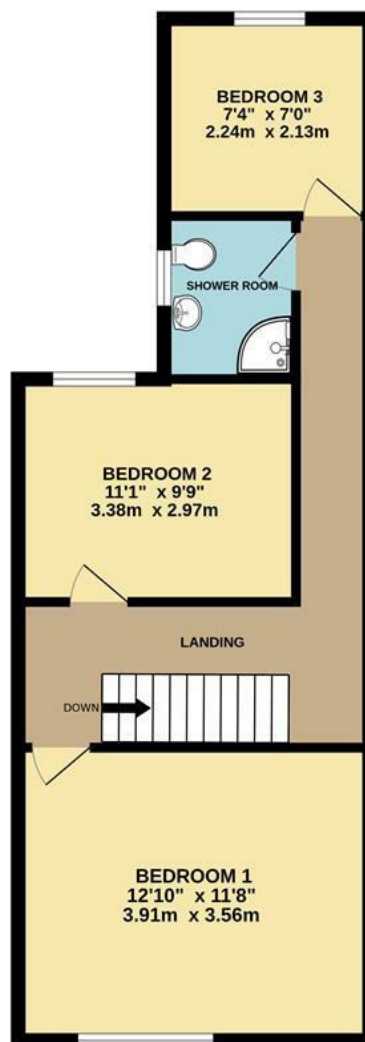


UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

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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[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>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</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<br>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.

