

FREEHOLD



House - Terraced (EPC Rating: D)

ST. SAVIOURS ROAD, SPINNEY HILLS,  
LEICESTER, LE4 4HH.

PRICE:

£245,000

 SETHS



# 2 Bedroom House - Terraced located in Leicester

\*\*\* IDEAL FAMILY HOME/INVESTMENT 2 BEDROOMS TERRACED HOUSE, SPINNEY HILLS \*\*\*

This traditional 2-bedroom terraced house on St. Saviours Road offers an ideal setting for a family home. Recently refurbished to a high standard, the property boasts a welcoming lounge with open-plan access to the dining room, seamlessly connecting to the updated kitchen. Upstairs, two ample bedrooms and a modern bathroom await, providing comfortable living spaces.

To the rear, the property boasts a garden with brick-built sheds and an outside toilet.

With new carpeting throughout, the property offers additional comforts such as gas central heating and double glazing. Presented to the market with no onward chain. Contact Seths Today to arrange a viewing.

## LOUNGE

11'5" x 11'1"

Carpeted flooring, radiator, double glazed window facing the front aspect, storage cupboard, open access to the dining room.

## DINING ROOM

12'2" x 11'4"

Carpeted flooring, radiator, stairs leading to the first floor, double glazed window facing the rear aspect, double doors leading to the kitchen.

## KITCHEN

11'11" x 6'5"

Vinyl flooring, double glazed window facing the side aspect X2, uPVC door leading to the garden, base and eye level units, stainless steel sink, partially tiled walls, gas-powered combination boiler, integrated extractor, integrated foreign gas burner

## BEDROOM 1

12'10" x 11'1"

Carpeted flooring, radiator, double-glazed window facing the front aspect, and storage cupboard located over the stairs.

## BEDROOM 2

12'2" x 9'6"

Carpeted flooring, double-glazed window facing the rear aspect, storage cupboard located over the stairs.

## BATHROOM

Vinyl flooring, radiator, storage cupboard, polyvinyl bathtub with mixer shower attachment, partially tiled walls, toilet, wash hand basin,, double glazed window facing the rear aspect.

## OUTSIDE

At the rear of the property, you'll find a garden area with a paved patio and grassy lawn, accompanied by an outdoor toilet and a brick-built shed for storage. The perimeter is bordered by a solid brick wall, providing privacy and security. Access to the rear garden is facilitated by a wooden gate, which leads to a shared passage connecting to the front of the property.

## FREEHOLD

## COUNCIL TAX BAND - A

## ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: A

Council Tax Rate: £1,528.34

Mains Gas: Yes

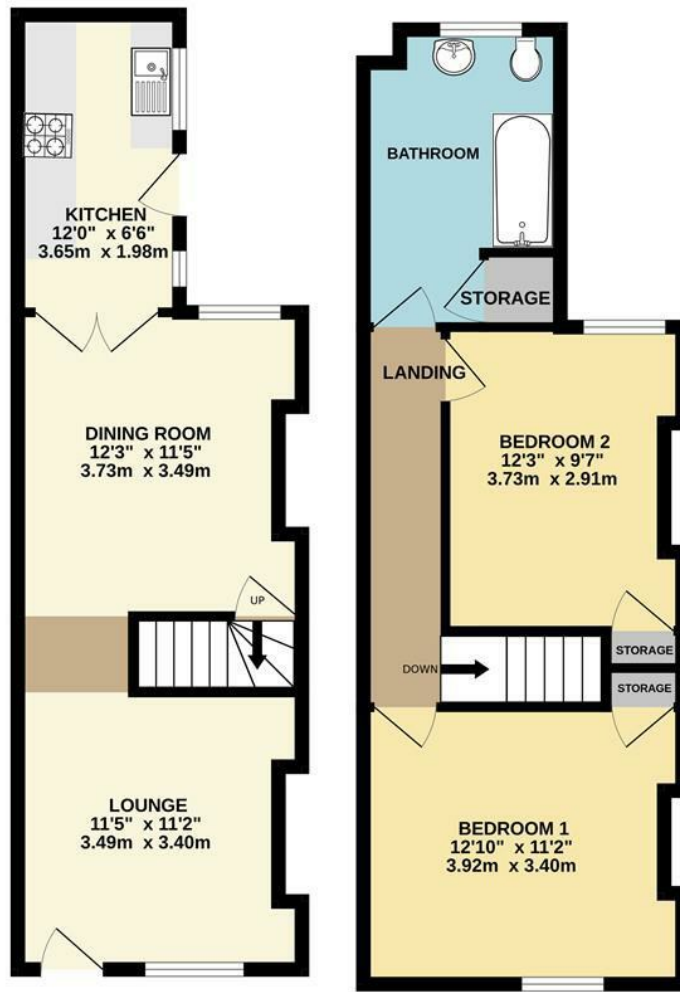
Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre



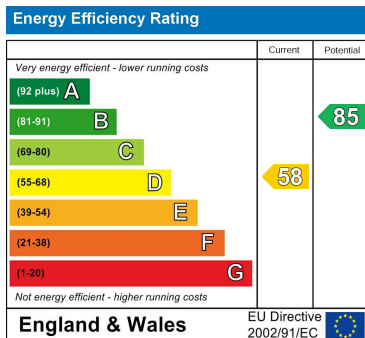


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Performance Graph



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