

FREEHOLD



House - End Terrace

VICTORIA AVENUE, OFF LONDON ROAD, LEICESTER, LE2 0QX

Offers Over

£215,000

FEATURES

- Freehold
- Conservation Area
- Excellent location
- No Chain
- Extended Victorian Terrace
- Walking distance to Universities, Leicester Railway Station and the City Centre
- Abundance of shops within a few metres
- Kitchen / Diner
- 3 Bedrooms
- Sitting Room



 **SETHS**

3 Bedroom End Terraced House located in Leicester

SUMMARY

****NO CHAIN - EXCELLENT LOCATION****

Nestled away on this secluded, tree lined, cobbled street is this traditional Victorian End Terraced House. Situated just off LONDON ROAD, this property is within walking distance to Universities, Leicester Railway Station and the City Centre.

Contact Seths for viewings

GROUND FLOOR

SITTING ROOM

11'11" x 10'9"

Carpeted, Radiator, Sash window to front

KITCHEN / DINER

11'11" x 10'7"

Wall and base units with worktops over, Sink with mixer tap, Space for cooker, Plumbing for washing machine, Lino flooring, Partly tiled walls, Under stairs storage cupboard, Sash window to rear, Staircase to first floor and access to Fire Exit to side

LOBBY

Door to rear yard

BEDROOM 3

18'11" x 8'2"

Carpeted, Radiator, Sash window to rear, uPVC double glazed window to rear

FIRST FLOOR

BEDROOM 1

11'11" x 10'9"

Carpeted, Radiator, Storage cupboard, Sash window to front

BEDROOM 2

10'8" x 8'8"

Carpeted, Radiator, Sash window to rear

BATHROOM

WC, Wash hand basin, Bathtub, Corner shower cubicle, Radiator, Lino flooring, Partly tiled walls, Extractor fan, Sash window to rear

REAR

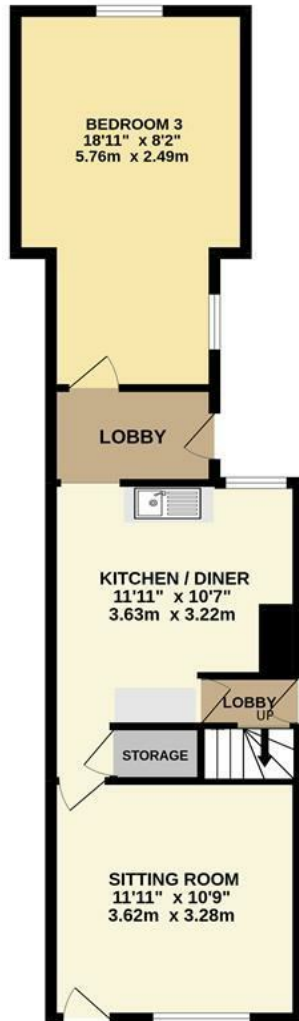
Slabbed yard to the rear

COUNCIL TAX BAND - A

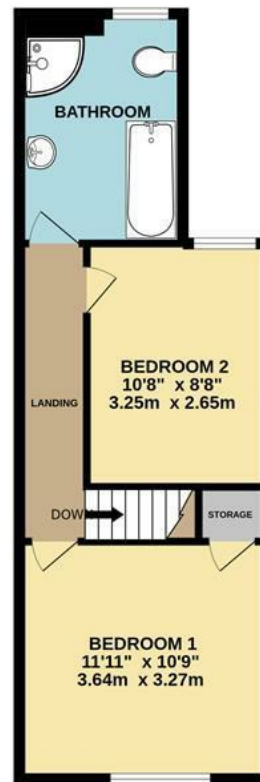


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GROUND FLOOR



1ST FLOOR



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Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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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