House - Semi-Detached

ROSENEATH AVENUE
RUSHEY MEAD
LEICESTER
LE4 7GR

Offers Over

£250,000

FEATURES

- Semi Detached
- Lounge
- Double Glazed
- Garage
- In Need Of Refurbishment
- Two Bedrooms
- Dining Room
- Gas Central Heating
- Investment Opportunity
- Large Garden

2 1 1

SETHS

2 Bedroom House - Semi-Detached located in Leicester

PORCH
Tiled flooring, double-glazed windows surrounding leading to the entrance hall

ENTRANCE HALL
Carpeted flooring, radiator, access to all rooms on the ground floor, storage cupboard including gas and electric meters, stairs leading up to the first floor.

LOUNGE
10'11" x 10'11"
Radiator, double glazed bay window facing the front aspect.

DINING ROOM
12'2" x 10'11"
Carpeted flooring, fireplace, sliding door leading to the garden.

KITCHEN
8'7" x 5'10"
Tiled flooring, double-glazed window facing the rear aspect, uPVC door leading to the garden, base and eye level units, integrated extractor, stainless steel sink.

FIRST FLOOR

LANDING

BEDROOM 1
13'3" x 10'11"
Carpeted flooring. double-glazed window facing the front aspect, inbuilt storage cupboard, store located over the stairs, radiator

BEDROOM 2
12'5" x 11'0"
Carpeted flooring, radiator, inbuilt storage cupboard, double glazed window facing the rear aspect, access to the loft

BATHROOM
Laminate flooring, partially tiled walls, toilet, double-glazed window facing the rear aspect, wash hand basin, polyvinyl bathtub

OUTSIDE

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: TBC
Council Tax Band: B
Council Tax Rate: £1,699.85
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Fibre

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

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

SETHS