

FOR SALE



PERCIVAL STREET  
SPINNEY HILLS  
LEICESTER  
LE5 3NR

Offers Over  
**£185,000**

FEATURES

- Investors only
- Currently rented at £800pcm
- 2 Bedrooms
- Dining Room
- Shower Room
- Priced to sell
- Sought after location
- Sitting Room
- Kitchen
- Rear yard



**SETHS**

# TWO BEDROOM MID TERRACED HOUSE FOR SALE IN LEICESTER

## BASEMENT

## GROUND FLOOR

### SITTING ROOM

12'0" x 11'2"

Laminate flooring, radiator, uPVC double glazed window

### DINING ROOM

12'0" x 11'1"

Carpeted, radiator, uPVC double glazed window

### KITCHEN

8'10" x 5'7"

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

## FIRST FLOOR

### BEDROOM 1

12'0" x 11'1"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

### BEDROOM 2

11'2" x 8'11"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### SHOWER ROOM

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

## OUTSIDE

A two tiered slabbed yard with access to a storage outbuilding. The yard is secluded with brick walls and wooden fences surround.

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: Awaiting

Council Tax Band: A

Council Tax Rate: £1,528.34

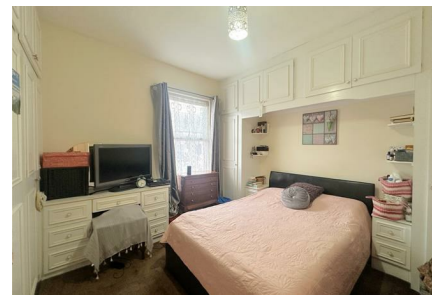
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre



BELGRAVE OFFICE SALES | 20 LOUGHBOROUGH ROAD, LEICESTER, LE4 5LD

Call us on  
**0116 266 9977**

[info@seths.co.uk](mailto:info@seths.co.uk)  
[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band  
**A**



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.  
 Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

