

FOR SALE



ST. ALBANS ROAD  
OFF LONDON ROAD  
LEICESTER  
LE2 1GF

£370,000

FEATURES

- Freehold
- Large Victorian Villa + newly refurbished coach house
- No chain
- Great location
- Walking distance to Victoria Park / City Centre / Train Station
- 4 / 5 Bedrooms
- 2 Kitchens
- Bathroom + Shower Room + WC
- Entrance Hall
- Rear Yard



 **SETHS**

# 4 Bedroom Victorian Villa for sale in Leicester

## CARPORT

With gated access

## VICTORIAN VILLA

## GROUND FLOOR

## ENTRANCE HALL

## LOUNGE

13'6" x 13'0"

Carpeted, radiator, single glazed bay window

## KITCHEN

9'8" x 7'8"

Wall and base units with worktops over, 4 ring electric hob with built-in oven / grill and extractor hood, sink with drainer, space for fridge / freezer, plumbing for washing machine, tiled flooring, partly tiled walls, single glazed window

## RECEPTION ROOM / BEDROOM

9'8" x 5'6"

Carpeted, radiator, single glazed window

## FIRST FLOOR

## BEDROOM 1

13'9" x 13'1"

Carpeted, radiator, single glazed bay window

## BEDROOM 2

16'4" x 8'5"

Carpeted, radiator, single glazed window

## BEDROOM 3

10'4" x 9'10"

Carpeted, radiator, single glazed window

## BATHROOM

Bathtub with shower overhead, wash hand basin with mixer tap, radiator, tiled flooring, partly tiled walls, single glazed window

## WC

WC, radiator, tiled flooring, single glazed window

## COACH HOUSE

## GROUND FLOOR

## LOUNGE / KITCHEN

23'8" x 11'11"

Laminate flooring, electric radiator, wall and base units with worktops over, 4 ring electric hob with built-in oven / grill and extractor hood, sink with mixer tap and drainer, lino flooring, partly tiled walls, plumbing for washing machine, space for fridge / freezer, skylight window, staircase to first floor

## SHOWER ROOM

WC, wash hand basin with mixer tap and splashback tiles, shower cubicle, towel radiator, lino flooring

## FIRST FLOOR

## BEDROOM

14'10" x 12'9"

Laminate flooring, electric radiator, skylight window

## OUTSIDE

To the front of the property is a small courtyard and a carport with gated access to the coach house. To the rear of the property is a slabbed yard with brick walls surround.

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: E (Villa) and G (Coach House)

Council Tax Band: A

Council Tax Rate: £1,528.34

Mains Gas: Yes (Villa only)

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

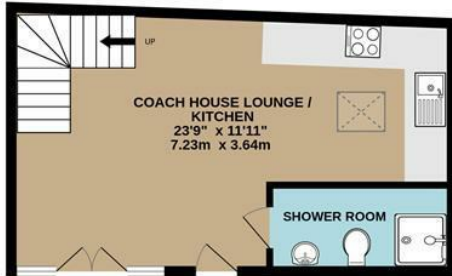
Broadband availability: Yes

## NOTE

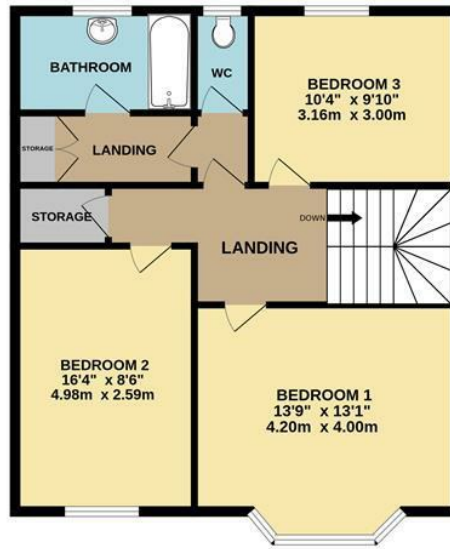
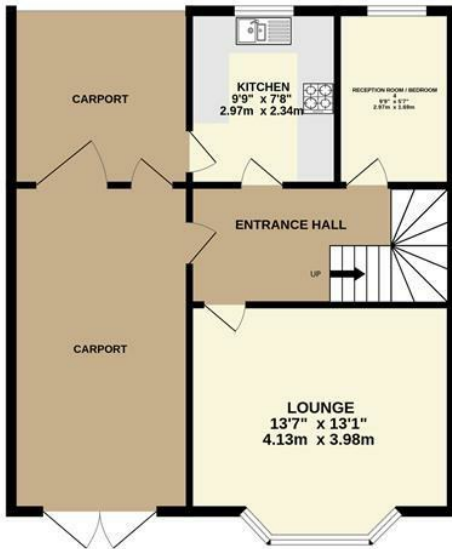
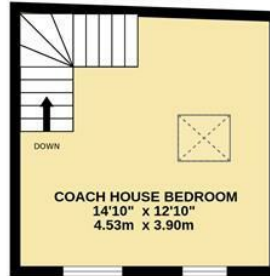
Photos for the Villa were taken prior to tenants moving in



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  
**A**

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</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.

