

FOR SALE



# CEDAR ROAD OFF ST STEPHENS ROAD LEICESTER LE2 1FG

Offers Over  
**£280,000**

## FEATURES

- No chain
- Well presented throughout
- Walking distance to City Centre, Universities and Train Station
- Three Bedrooms
- Entrance Hallway
- Freehold
- Close to places of worship and amenities
- Larger than average terrace
- Two Shower Rooms
- Rear Garden



**SETHS**

# 3 Bedroom Mid Terraced House for sale in LE2

## BASEMENT

## GROUND FLOOR

### ENTRANCE HALLWAY

Laminate flooring, radiator, staircase to first floor

### SITTING ROOM

12'8" x 11'6"

Carpeted, radiator, uPVC double glazed window

### DINING ROOM

13'0" x 11'6"

Carpeted, radiator, uPVC double glazed window

### KITCHEN

14'3" x 8'11"

Wall and base units with worktops over, 5 ring gas hob with electric oven / grill and extractor hood, sink with mixer tap and drainer, breakfast bar area, lino flooring, partly tiled walls, space for fridge / freezer, door to basement, uPVC double glazed window

### UTILITY AREA

Lino flooring, plumbing for washing machine

### SHOWER ROOM

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

## FIRST FLOOR

### BEDROOM 1

14'10" x 12'9"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

12'11" x 9'1"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

10'11" x 10'11"

Carpeted, radiator, uPVC double glazed window

### SHOWER ROOM

WC, wash hand basin with mixer tap, shower cubicle, tiled flooring, tiled walls, uPVC double glazed window

### OUTSIDE

To the rear of the property is a mainly slabbed garden with wooden fence and hedges surround.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: B (Leicester City Council)

Council Tax Rate: £1,783.06

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

BASEMENT

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.  
Made with Metropix ©2024

Call us on

0116 266 9977

info@seths.co.uk

www.seths.co.uk

Council Tax Band

B

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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.