

FREEHOLD



House - End Terrace (EPC Rating: C)

ARCHER CLOSE, LEICESTER

Offers Over

£210,000

 **SETHS**



# 2 Bedroom House - End Terrace located in Leicester

\*\*\* TWO BEDROOMS - END TERRACED - NO CHAIN - POTENTIAL TO EXTEND (STPP) -  
RUSHEY MEAD \*\*\*

Seths Estate Agents are pleased to bring to market this two-bedroom end-terraced property situated on Archer Close in the popular residential area of Rushey Mead, Leicester. The property benefits from a garage in a separate block, an ample sized rear garden with potential to extend, subject to the necessary planning permissions — making this a fantastic opportunity for first-time buyers and investors alike.

To the rear, the property features a generous garden with a slabbed patio area and a lawned garden, enclosed by a brick-built perimeter, with a wooden gate providing access back to the front.

Internally, the ground floor comprises an entrance porch, a spacious lounge, and a kitchen with a newly installed gas combination boiler and access to the rear garden. To the first floor are two well-proportioned bedrooms, a family bathroom, and a landing with loft access.

## Contact Seths Estate Agents

### GROUND FLOOR

#### ENTRANCE PORCH

5'4" x 3'5"

Carpeted flooring, storage cupboard, double-glazed window to the side aspect. Accessed via a uPVC door.

#### LOUNGE

18'10" x 11'11"

Carpeted flooring, radiator, double-glazed window to the front aspect. Stairs leading to the first floor. Provides access to the kitchen.

#### KITCHEN

12'0" x 8'6"

Vinyl flooring, radiator, base and eye-level units, gas supply and space for cooker, newly installed gas combination boiler, stainless steel sink, space and plumbing for washing machine, space for fridge, partially tiled walls. uPVC door providing access to the rear garden.

### FIRST FLOOR

#### LANDING

8'2" x 3'9"

Carpeted flooring, radiator, loft hatch. Provides access to all first-floor rooms.

### BEDROOM ONE

11'11" x 10'7"

Carpeted flooring, radiator, double-glazed window to the front aspect.

### BEDROOM TWO

11'11" x 8'7"

Carpeted flooring, radiator, storage cupboard over the stairs, double-glazed window to the rear aspect.

### BATHROOM

8'0" x 4'9"

Vinyl flooring, radiator, panelled bath, wash hand basin, WC, partially tiled walls, double-glazed window to the side aspect.

### OUTSIDE

To the rear, the property features an ample sized garden comprising a slabbed patio area and a grass lawn, secluded by a brick-built perimeter. There is excellent potential to extend, subject to planning permission. A wooden gate provides access to the front of the property.

### GARAGE

The property also benefits from a garage situated in a separate block.



#### ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: C

Council Tax Band: A (Leicester)

Council Tax Rate: £1,605.15

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

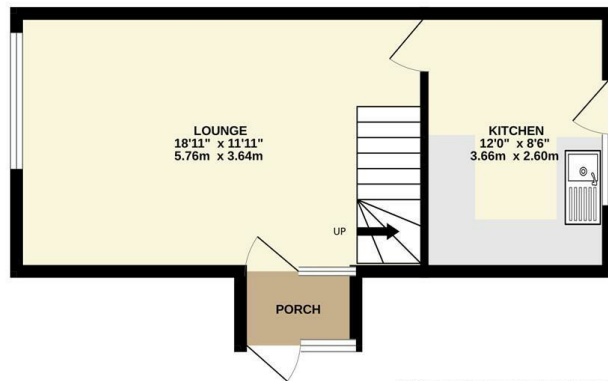
Broadband availability: Superfast Fibre Broadband

**FREEHOLD**

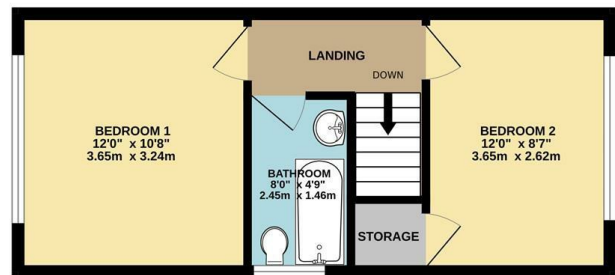
**COUNCIL TAX BAND - A**



GROUND FLOOR



1ST FLOOR

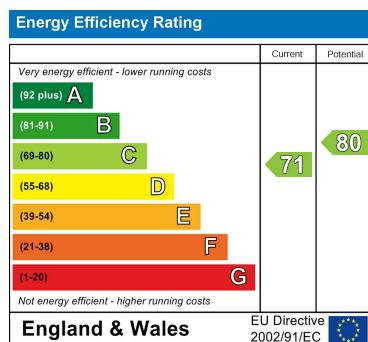


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Performance Graph



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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.