House - End Terrace (EPC Rating:)

Abbey Rise, Off Abbey Lane, Leicester, LE4 2AG

Offers Over

£235,000

SETHS

3 1 1

3 Bedroom House - End Terrace located in Leicester

***** NO ONWARD CHAIN - POTENTIAL TO EXTEND (STPP) - IDEAL FIRST TIME PURCHASE *****

Seths Estate Agents are pleased to bring to market this three-bedroom mid-terraced property located on Abbey Rise, off Abbey Lane in Leicester. Offered to the market with no onward chain, the property further benefits from potential to extend to the rear, subject to the necessary planning permissions, and a front garden with potential to be converted into a driveway.

To the front, a garden enclosed by a wooden perimeter offers potential to be converted into off-road parking. To the rear, a generous private garden features a wooden patio area, a lawned garden, and a wooden shed, with a private passage leading back to the front — all enclosed by a wooden fenced perimeter.

Internally, the ground floor comprises an entrance porch, entrance hall, a lounge with a bay window and feature fireplace, a well-appointed kitchen and dining area, and a conservatory with plumbing for a washing machine and access to the rear garden. To the first floor are three bedrooms, including a principal bedroom with a bay window and built-in storage, and a family bathroom, with an insulated loft accessible from the landing.

Contact Seths to arrange a viewing.

GROUND FLOOR

PORCH
6'0" x 3'5"
Laminate flooring, double-glazed windows to the front and surrounding aspects. Accessed via a wooden door. Provides access to the entrance hall.

ENTRANCE HALL
12'6" x 5'1"
Laminate flooring, radiator, storage cupboard beneath the stairs housing the gas combination boiler. Stairs leading to the first floor. Provides access to the lounge and kitchen.

LOUNGE
11'11" x 10'5"
Carpeted flooring, radiator, fireplace, double-glazed bay window to the front aspect.

KITCHEN & DINING ROOM
17'5" x 10'9"
Laminate flooring, radiator, base and eye-level units, four-ring gas hob with oven and integrated extractor over, stainless steel sink, space for fridge, partially tiled walls, double-glazed window to the rear aspect. Provides access to the conservatory.

CONSERVATORY
16'9" x 6'6"
Tiled flooring, space and plumbing for washing machine, double-glazed windows to the rear and side aspects. Door providing access to the rear garden.

FIRST FLOOR

LANDING
6'6" x 6'1"
Carpeted flooring, insulated loft hatch, double-glazed window to the side aspect. Provides access to all first-floor rooms.

BEDROOM ONE
11'0" x 10'5"
Laminate flooring, radiator, built-in storage cupboard, double-glazed bay window to the front aspect.

BEDROOM TWO
11'7" x 10'10"
Carpeted flooring, radiator, double-glazed window to the rear aspect.

BEDROOM THREE

7'5" x 6'1"
Carpeted flooring, radiator, double-glazed window to the front aspect.

BATHROOM

OUTSIDE

To the front, the property benefits from a front garden with potential to convert to a driveway, secluded by a wooden perimeter. To the rear, the property features an ample sized garden with a private passage leading to the front, secluded by a wooden fenced perimeter. The garden comprises a grass lawn, wooden shed and a timber patio area. Potential to extend, subject to planning permission.

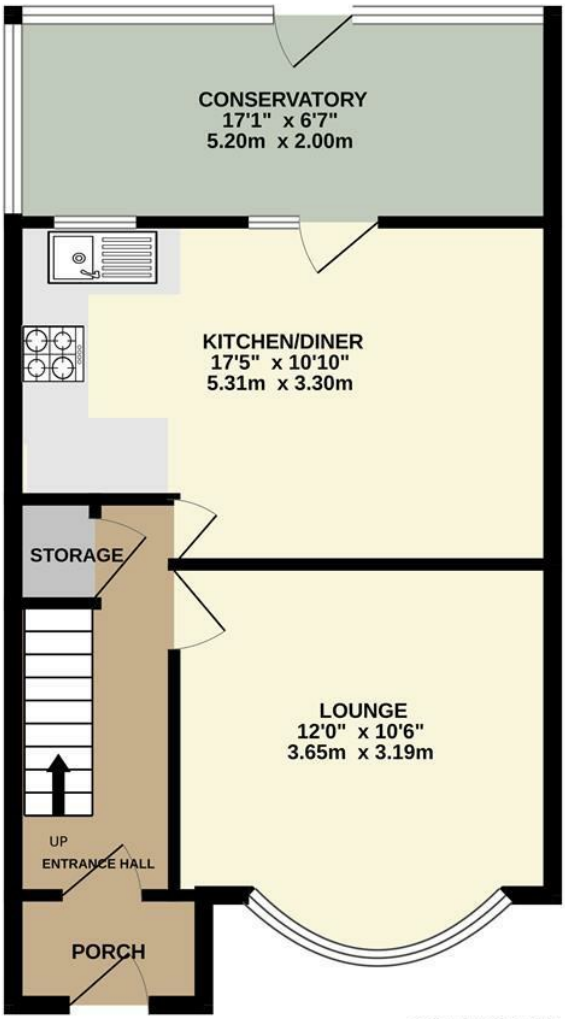
FREEHOLD

COUNCIL TAX BAND - A

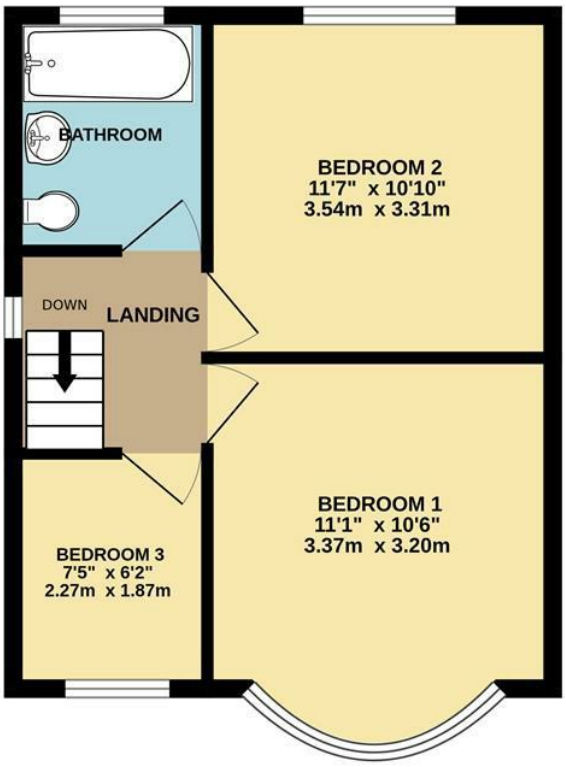
ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: TBC
Council Tax Band: A (Leicester)
Council Tax Rate: £1,685.83
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

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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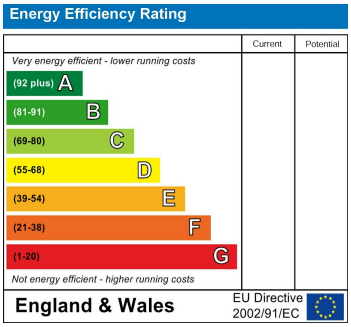
Council Tax Band

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.

SETHS