FREEHOLD







House - End Terrace (EPC Rating:)

Selkirk Road, Rushey Mead, Leicester, LE4 7ZQ

Offers Over

£265,000

SETHS

3 1 1

3 Bedroom House - End Terrace located in Leicester

***** NO ONWARD CHAIN - THREE BEDROOMS - EXTENDED END TERRACED - RUSHEY MEAD *****

Seths Estate Agents are pleased to bring to market this extended terraced property located on Selkirk Road in the popular residential area of Rushey Mead, Leicester. Offered to the market with no onward chain, this is a fantastic opportunity for growing families and investors alike.

Internally, the ground floor comprises an entrance hall, a lounge with sliding doors into the dining room, a dining room / ground floor bedroom with UPVC door opening onto the garden, a well-appointed kitchen with integrated dishwasher, and a ground floor wet room. To the first floor are three bedrooms, a separate WC, a family bathroom, and a landing with loft access and storage.

Rushey Mead is a well-regarded residential area to the north of Leicester city centre, offering good local amenities, green spaces, and excellent transport links into Leicester city centre, making it a popular and practical location for families.

Contact Seths to arrange a viewing.

GROUND FLOOR

ENTRANCE HALL
Laminate flooring, radiator, storage cupboard, double-glazed window to the side aspect. Accessed via a uPVC door. Stairs leading to the first floor. Provides access to the kitchen and lounge.

LOUNGE
18'0" x 11'10"
Carpeted flooring, two radiators, spotlighting. Sliding door providing access to the dining room.

DINING ROOM / GROUND FLOOR BEDROOM
10'11" x 10'4"
Carpeted flooring, radiator, spotlighting, loft hatch. uPVC door providing access to the rear garden. Sliding door providing access to the downstairs wet room.

KITCHEN
18'0" x 8'9"
Vinyl flooring, radiator, base and high-level units, integrated four-ring gas hob with oven and extractor over, integrated dishwasher, stainless steel sink, space and plumbing for washing machine, space for large fridge freezer, partially tiled walls, double-glazed window to the rear aspect. Provides access to the entrance hall.

DOWNSTAIRS WET ROOM
10'3" x 5'6"
Vinyl flooring, tiled walls, spotlighting, radiator, electric shower, wash hand basin, WC, double-glazed window to the side aspect.

FIRST FLOOR

LANDING
10'11" x 2'10"
Carpeted flooring, loft hatch, storage cupboard housing the gas boiler. Provides access to all first-floor rooms.

BEDROOM ONE
11'9" x 8'11"
Carpeted flooring, radiator, built-in storage cupboards, storage cupboard over the stairs, double-glazed window to the front aspect.

BEDROOM TWO
11'11" x 8'11"
Carpeted flooring, radiator, built-in storage, double-glazed window to the front aspect.

BEDROOM THREE
8'8" x 8'7"
Carpeted flooring, radiator, storage, double-glazed window to the rear aspect.



BATHROOM
5'10" x 4'2"
Vinyl flooring, tiled walls, panelled ceiling, panelled bath, wash hand basin, double-glazed window to the rear aspect.

W/C
Vinyl flooring, tiled walls, WC, double-glazed window to the side aspect.

OUTSIDE
To the rear property, garden features slabbed garden, secluded by wooden border, wooden gate gives access to outside.

FREEHOLD

COUNCIL TAX BAND - A

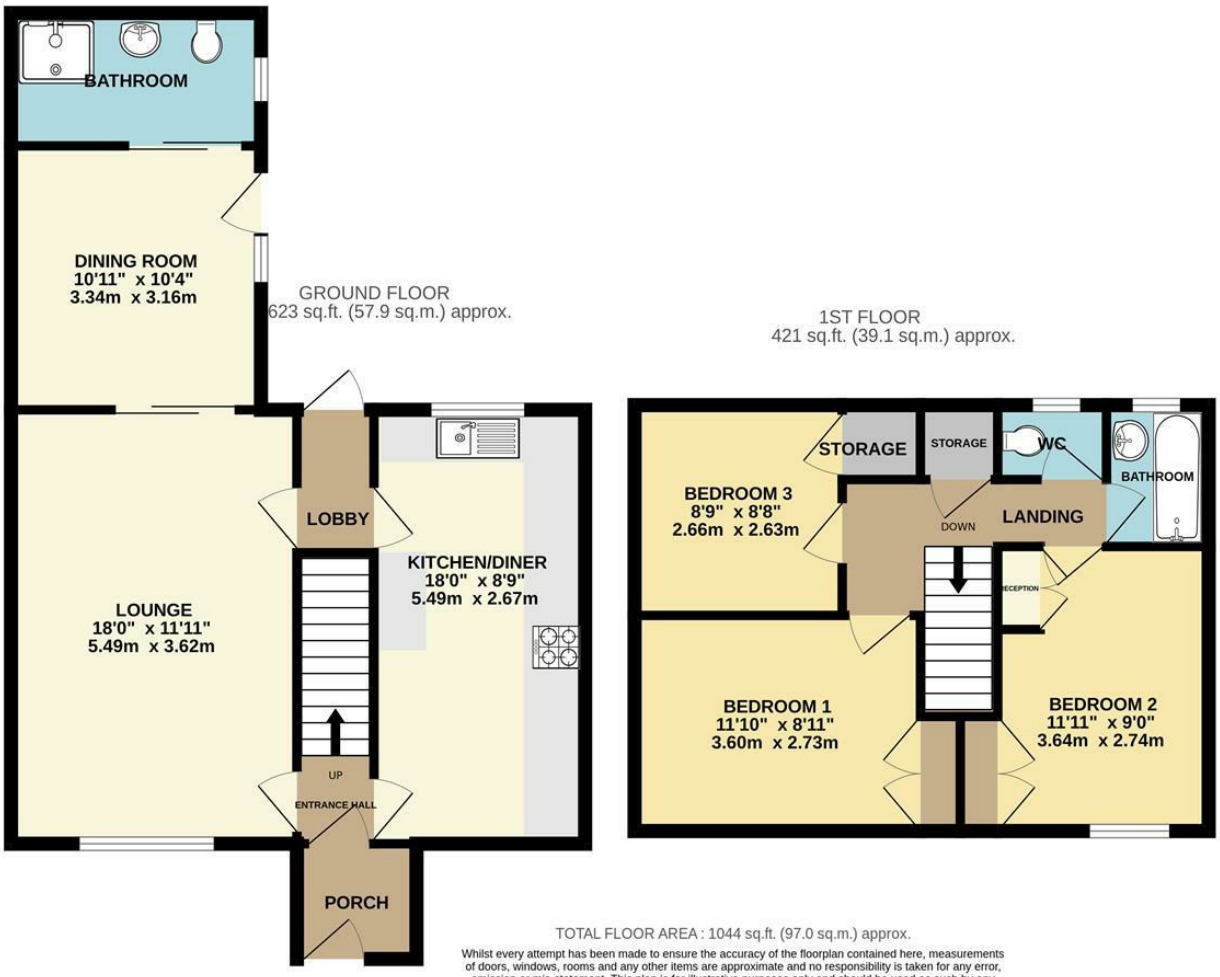








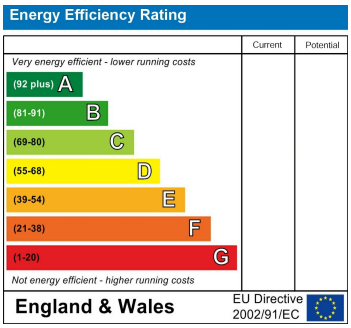




Council Tax Band

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