House - Terraced

BRANDON STREET
BELGRAVE
LEICESTER
LE4 6AZ

PRICE:

£180,000

FEATURES

- Three Bedrooms
- Off Road Parking
- Two Reception Rooms
- Potential Investment Opportunity
- Two W/C's
- Mid Terraced
- Ample Sized Bedrooms
- Ideal Family Home
- No Chain
- Leasehold

3 1 2 C

SETHS

3 Bedroom House - Terraced located in Leicester

ENTRANCE HALL

DINING ROOM
14'1" x 11'8"
Laminate flooring, providing access to all rooms on the ground floor. Radiator, with stairs leading to the first floor.

KITCHEN
8'5" x 7'4"
Laminate flooring, base and eye-level units, partially tiled walls, plumbing for a washing machine, stainless steel sink, integrated gas burner with oven and extractor fan over. double glazed window facing the front aspect

LOUNGE
15'3" x 11'8"
Laminate flooring, radiator, UPVC door allowing access to the garden, double glazed window facing the rear aspect.

W/C
Laminate flooring, toilet, wash hand basin, storage cupboard accommodating the consumer unit and electric meter.

FIRST FLOOR

LANDING
Carpeted flooring, radiator, providing access to all rooms on the first floor and stairs leading to the second floor. Storage cupboard.

BEDROOM 1
11'9" x 10'2"
Carpeted flooring, double-glazed window facing the front aspect, electric radiator.

BEDROOM 2
11'8" x 10'9"
Carpeted flooring, radiator, double-glazed window facing the rear aspect.

BATHROOM
Vinyl flooring, radiator, wash hand basin, polyvinyl bathtub, tiled walls.

W/C
Laminate flooring, toilet, and storage cupboard accommodating the boiler.

SECOND FLOOR

LANDING
Carpeted flooring, storage cupboard, providing access to bedroom three.

BEDROOM 3
11'10" x 10'2"
Carpeted flooring, double-glazed window facing the front aspect.

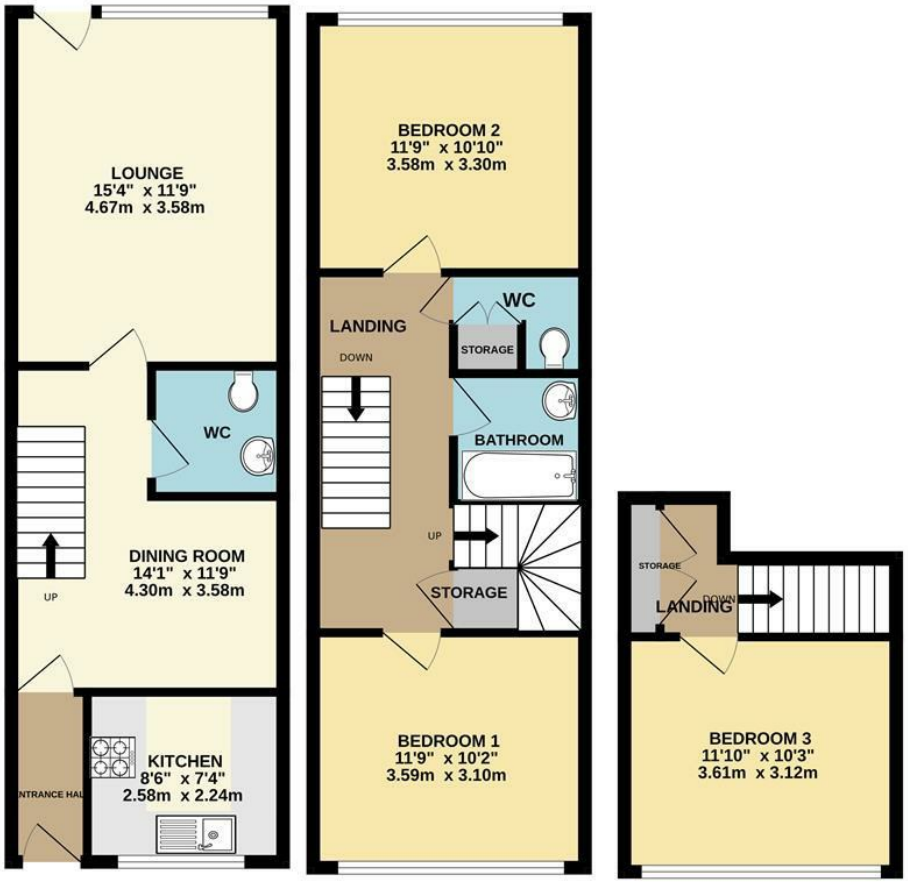
OUTSIDE
To the front, there is a concrete driveway large enough for one vehicle. A paved path leads to the property's entrance with a storage cupboard housing the gas meter. The front garden is accessed via a metal gate, with further metal gates enclosing the driveway.

LEASEHOLD
SERVICE CHARGE - APPROX £242.53 Monthly Charge
GROUND RENT - APPROX £10 Yearly Charge
Years Left on Lease: Approx 80 Years left on the lease

GROUND FLOOR

1ST FLOOR

2ND 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

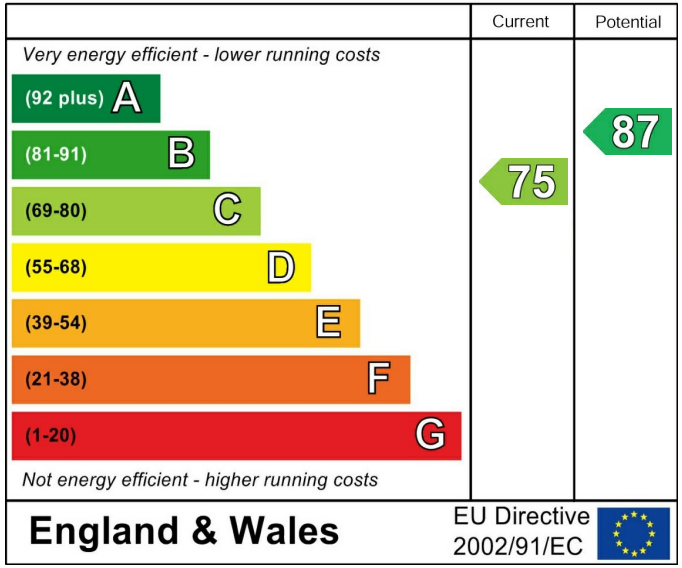
0116 266 9977

let@seths.co.uk
www.seths.co.uk

Council Tax Band

A

Energy Efficiency Rating



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