

FREEHOLD



House - Terraced

CATHERINE STREET BELGRAVE LEICESTER LE4 6GG

PRICE :

£280,000

FEATURES

- 3 Bedroom House
- Kitchen/Dining Room
- Gas Central Heating
- Driveway
- Garden
- Lounge
- Fitted Bathroom
- Double Glazing
- Belgrave Area
- Close to local schools and amenities.



SETHS

3 Bedroom House - Terraced located in Leicester

ENTRANCE HALL

Lino flooring, radiator, stairs leading to the first floor, access to the lounge

LOUNGE

15'8" x 12'0"

Bay fronted double glazed window facing the front aspect, radiator, access to the kitchen diner, lino flooring.

KITCHEN/DINER

15'1" x 9'11"

Laminate flooring, base and eye level units, radiator, spotlighting, space for four ring gas burner with oven, integrated extractor, gas powered combination boiler, plumbing for a washing machine, stainless steel sink, double glazed window facing the rear aspect, uPVC door leading the garden, store located understairs accessed via the kitchen including gas and electric metres, consumer unit.

FIRST FLOOR

LANDING

Carpeted landing, access to all rooms on the first floor.

BEDROOM 1

11'10" x 10'2"

Carpeted flooring, double glazed window facing the front, in built storage cupboard.

BEDROOM 2

11'6" x 10'11"

Carpeted flooring, double glazed window facing the rear aspect, radiator.

BEDROOM 3

7'6" x 7'1"

Carpeted flooring, radiator, double glazed window facing the front aspect.

BATHROOM

Tiled flooring, tiled walls, toilet, wash hand basing, standing shower with mixer function, double glazed window facing the rear aspect.

OUTSIDE

To the front the property includes a drive for one vehicle and access to the garden via a shared passage through a wooden gate. The garden is fully paved with wooden fencing secluding the perimeter. Shed.

IMAGES

Please note the photos advertised were taken prior to the tenant moving in.

FREEHOLD

COUNCIL TAX BAND - B



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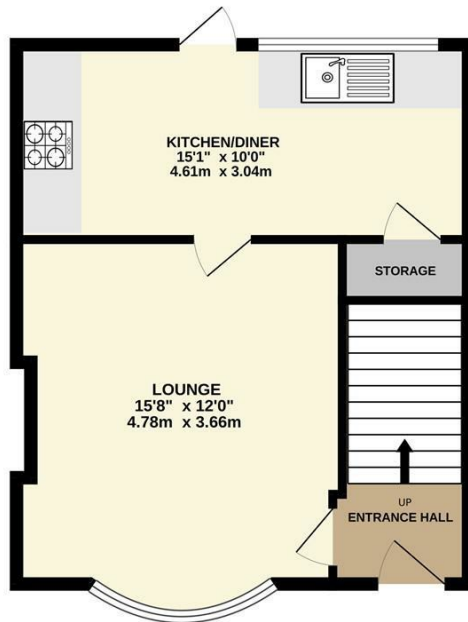
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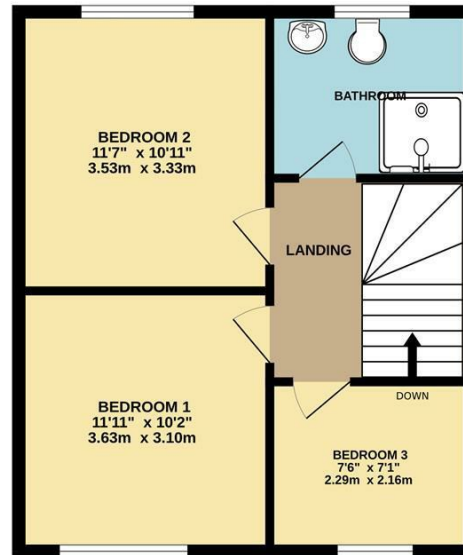
Council Tax Band

B

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

