House - Terraced (EPC Rating: D)

ARBOUR ROAD, BELGRAVE, LEICESTER, LE4 6QB

PRICE:

£279,950

SETHS

3 1 2 D

3 Bedroom House - Terraced located

***** LARGE TERRACED HOUSE - NO CHAIN - BELGRAVE - IDEAL FAMILY HOME *****

Seths are pleased to present this spacious three-bedroom terraced home located on Arbour Road in Belgrave, offered to the market with no onward chain.

The ground floor comprises an entrance hall with storage, a bright front lounge, and a well-sized rear sitting room leading through to a generous kitchen with plenty of unit space and access into the garden.

Upstairs, the property offers three well-proportioned bedrooms, including two doubles and a good-sized single, along with a family bathroom.

Externally, the home benefits from a private rear garden, making it an excellent choice for families or investors alike.

Contact Seths to arrange a viewing - 0116 266 9977.

GROUND FLOOR

ENTRANCE HALL
15'3" x 2'9"
Finished with laminate flooring, accessed via a UPVC door. The hall provides entry into the lounge and sitting room, with access also available to the under-stair storage cupboard.

LOUNGE
11'11" x 10'0"
Laminate flooring with radiator and double glazed window facing the front aspect. The room includes a storage cupboard accommodating the gas, electric, and consumer unit.

SITTING ROOM
13'3" x 12'0"
Laminate flooring with stairs leading to the first floor, radiator, and double glazed window facing the rear aspect. The room provides access into the kitchen.

KITCHEN
13'3" x 7'5"
Tiled flooring with partially tiled walls, double glazed window facing the side aspect, and door leading into the garden. Another double glazed window also faces the side aspect. The kitchen features a gas powered combination boiler, plumbing and space for a washing machine, stainless steel sink, and space and gas supply for a burner and oven.

FIRST FLOOR

LANDING
Carpeted flooring with radiator, providing access to all rooms on the first floor and a hatch to allow access into the loft.

BEDROOM ONE
14'9" x 11'10"
Carpeted flooring, radiator, and a double glazed window facing the front aspect.

BEDROOM TWO
12'1" x 11'9"
Carpeted flooring with radiator, storage cupboard located over the stairs, and a double glazed window facing the right aspect.

BATHROOM
Vinyl flooring, panelled walls and ceiling, standing radiator, toilet, wash hand basin, and a stand-up shower cubicle with mixer function. A double glazed window faces the side aspect.

BEDROOM THREE
8'0" x 6'11"
Carpeted flooring, radiator, and a double glazed window facing the rear aspect.

OUTSIDE
To the rear, the property benefits from a slabbed garden, enclosed by a brick-built perimeter for privacy. The garden provides access to an outside toilet and a brick-built shed. A wooden door leads to a shared passageway giving access to the front of the property, while a UPVC door allows direct entry into the kitchen.

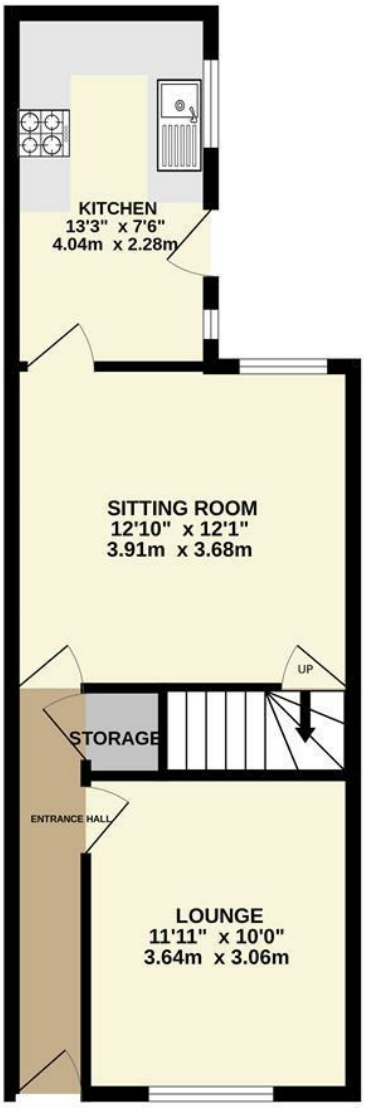
FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: D

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

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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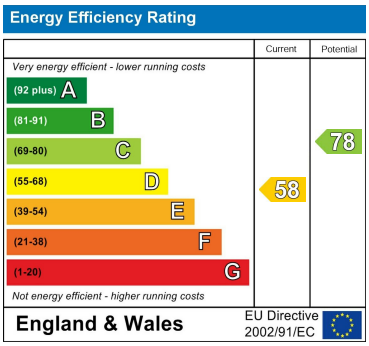
Council Tax Band

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.

SETHS