House - Terraced

ROTHERBY AVENUE
BELGRAVE
LEICESTER
LE4 6HB

PRICE: £250,000

FEATURES

- 2 Bedroom House
- Lounge
- Downstairs W.C.
- New Shower Room
- Double Glazing
- Semi-Detached
- Kitchen/Dining Room
- Utility Area
- Gas Central Heating
- Currently Rented at £850 PCM

2 1 1 D

SETHS

2 Bedroom House - Terraced located in Leicester

ENTRANCE HALL
Laminate flooring, providing access to the lounge and stairs leading upstairs.

LOUNGE
13'0" x 11'5"
Laminate flooring, radiator, fireplace, double glazed window facing the front aspect

KITCHEN/DINER
14'7" x 8'6"
Laminate flooring, radiator, double-glazed window facing the rear aspect, base and eye level units, stainless steel sink, and uPVC door leading to the utility room.

UTILITY ROOM
5'1" x 4'5"
Tiled flooring, gas-powered combination boiler, base and eye level unit, uPVC door leading to the garden, leading to the W/C.

W/C
Tiled flooring, partially tiled walls, toilet, wash hand basin, double glazed window facing the rear aspect.

UPSTAIRS

LANDING
Laminate flooring, providing access to all rooms on the first floor and loft.

BEDROOM 1
14'7" x 9'6"
Laminate flooring, double-glazed window facing the front aspect, radiator, storage cupboard located over the stairs.

BEDROOM 2
9'10" x 9'5"
Laminate flooring, double-glazed window facing the rear aspect, radiator.

BATHROOM
Laminate flooring, tiled walls, standing shower, wash hand basin, toilet, double glazed window facing the rear aspect.

OUTSIDE
To the front of the property, you will find a concrete drive large enough for two vehicles, secluded by wooden fencing along both side aspects. uPVC door to provide access to the property. To the rear, the property features a garden adorned with a mixture of paved slabs and grass and is secluded by wooden fencing and shrubbing along the perimeter.

FREEHOLD

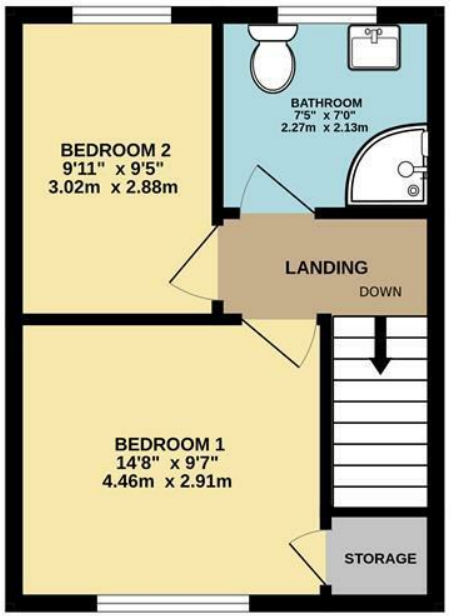
COUNCIL TAX BAND - A

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: D
Council Tax Band: A
Council Tax Rate: £1,457.01
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Fibre

DISCLAIMER
Displayed images reflect the property before the current tenants' occupancy. Actual conditions may vary.

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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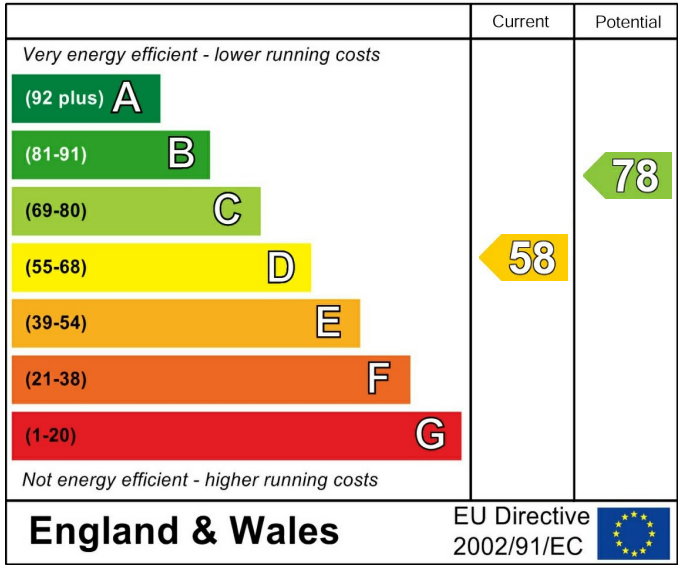
Council Tax Band

A

Energy 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