

FREEHOLD



House - Terraced (EPC Rating: C)

**KENSINGTON STREET, BELGRAVE, LEICESTER,  
LE4 5GN**

Offers Over

**£230,000**



# 2 Bedroom House - Terraced located in Leicester

**\*\*\* NO CHAIN - 2 BEDROOM - BELGRAVE - TERRACED HOUSE \*\*\***

Located on Kensington Street in Belgrave, this two-bedroom terraced home features a front lounge, rear sitting room, and a fitted kitchen with space for appliances. Upstairs includes two bedrooms and a bathroom with a polyvinyl bathtub.

The property benefits from double glazing, gas central heating via a combination boiler, and a private rear garden. Ideal for first-time buyers or investors.

Contact Seths Estate Agents to arrange a viewing.

## LOUNGE

11'11" x 11'2"

Carpeted flooring, radiator, storage cupboard allowing access to the consumer unit, gas meter, and electric meter. Access into the sitting room.

## SITTING ROOM

11'11" x 11'3"

Carpeted flooring, radiator, stairs leading to the first floor. Access into the kitchen.

## KITCHEN

12'0" x 6'0"

Tiled flooring, storage cupboard, base and high-level units, partially tiled walls. Space and supply for a gas burner, stainless steel sink, double glazed window facing the side aspect, gas-powered combination boiler, space for a fridge, and space and plumbing for a washing machine.

## FIRST FLOOR

## LANDING

## BEDROOM ONE

12'11" x 12'0"

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

## BEDROOM TWO

11'11" x 9'9"

Radiator, double glazed window facing the rear aspect, storage cupboard located over the stairs.

## BATHROOM

Carpeted flooring, polyvinyl bathtub, toilet, wash hand basin, double glazed window facing the side aspect, partially tiled walls.

## OUTSIDE

COUNCIL TAX BAND - A

FREEHOLD

## ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: C

Council Tax Band: A (Leicester)

Council Tax Rate: £1,528.34

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband



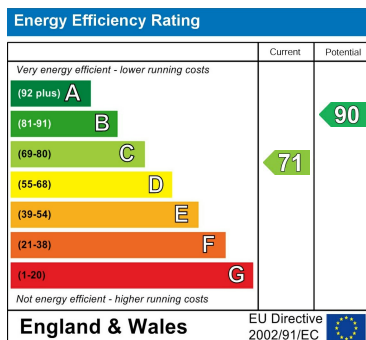


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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