

FREEHOLD



House - End Terrace

CAMERON AVENUE BEGLRAGE LEICESTER LE4 7QL

Offers Over :
£320,000

FEATURES

- Three Bedrooms
- Drive for Two Vehicles
- Potential to Extend (Subject to Planning)
- Gas Central Heating
- Belgrave
- End Terraced
- Large Garden
- Double Glazing
- Garage
- In Built Storage Cupboards



SETHS

3 Bedroom House - End Terrace located in Leicester

PORCH

Provides access to entrance hall via a uPVC door.

ENTRANCE HALL

Wooden flooring, radiator, double-glazed window facing the side aspect, storage cupboard located under the stairs, stairs leading upstairs, provides access to all rooms on the first floor.

THROUGH LOUNGE

24'4" x 10'5"

Wooden flooring, two radiators, two double-glazed bay windows facing the front and rear aspect.

KITCHEN

8'9" x 5'11"

Laminate flooring, partially tiled walls, space for a fridge, uPVC door leading to the garden, plumbing and space for a washing machine, stainless steel sink, gas powered boiler, double window facing the rear aspect, space for a four ring gas burner with oven.

FIRST FLOOR

LANDING

Carpeted flooring, provides access to all rooms on the first floor and loft.

BEDROOM 1

12'0" x 10'4"

Carpeted flooring, radiator, double-glazed bay window facing the front aspect, in built storage cupboards.

BEDROOM 2

11'10" x 10'4"

Carpeted flooring, inbuilt storage cupboards, double-glazed window facing the rear aspect, radiator.

BEDROOM 3

8'1" x 6'0"

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

BATHROOM

Wooden flooring, standing radiator, wash hand basin with unit, polyvinyl bathtub with electric shower over, double glazed window facing the rear aspect.

OUTSIDE

To the front you will find a slabbed drive large enough for two vehicles, providing access to the garden via a wooden gate located to the side and a large wooden gate located off Payne Street to access the Garden/ Garage. To the rear, the garden is a block paved with two brick-built sheds, an outside toilet and a garage.

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: B

Council Tax Rate: £1,699.85

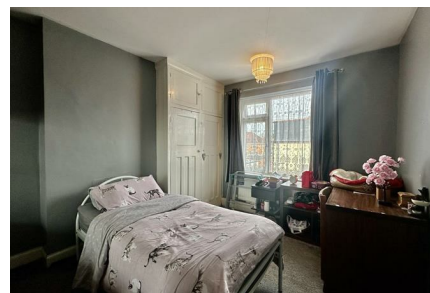
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

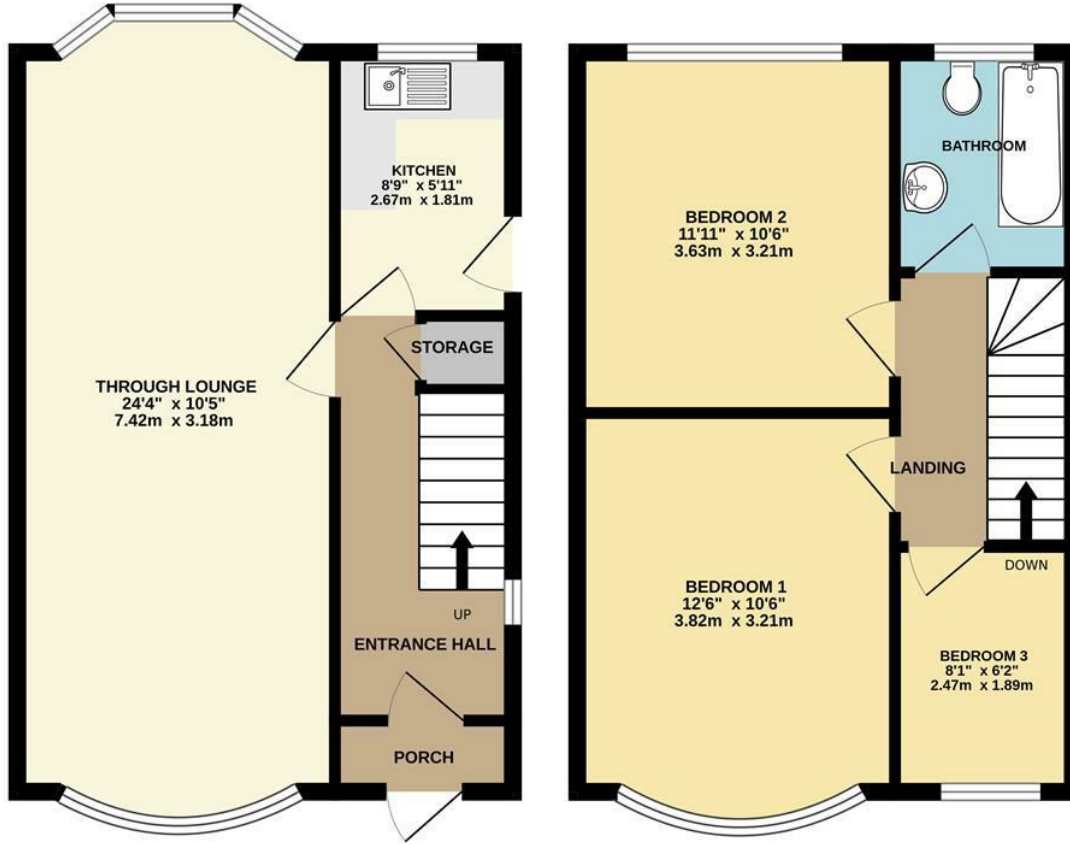
Mains Drainage: Yes

Broadband availability: Fibre



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

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

