FREEHOLD

House - Semi-Detached (EPC Rating:)

Gayton Avenue, Belgrave, Leicester, LE4 6GR

Offers Over

£285,000

SETHS

3 2 1

3 Bedroom House - Semi-Detached located in Leicester

***** NO ONWARD CHAIN - SEMI DETACHED - THREE BEDROOMS - BELGRAVE *****

Seths are pleased to market this three-bedroom semi-detached home located on Gayton Avenue in Belgrave, offered to the market with no onward chain.

The property requires upgrading works but offers fantastic potential for buyers to create a family home in a sought-after location. The ground floor comprises an entrance hall, a spacious through lounge and dining area with bay window and access into a conservatory, and a fitted kitchen with access to the side passage. Upstairs, the property features three bedrooms, each with built-in storage, and a family bathroom with separate WC.

Externally, the home benefits from both front and rear gardens. The rear garden is mainly paved with a lawned section and storage shed, while the front is enclosed by a mix of fencing and brick perimeter with a lawn and pathway to the porch. There is also a single garage located at the rear of the property.

An excellent opportunity for first-time buyers, families, or investors looking for a property with scope to add value in Belgrave.

GROUND FLOOR

PORCH
Finished with vinyl flooring, granting access into the entrance hall.

ENTRANCE HALL
10'11" x 6'3"
Accessed via a wooden door with glass accents, the hall features carpeted flooring, radiator, under-stairs storage cupboard, and stairs to the first floor. Provides access to both the lounge and kitchen.

LOUNGE & DINER
24'9" x 11'0"
Spacious through-lounge with composite flooring, radiators, and a front-facing double-glazed bay window. Provides access into the conservatory.

CONSEVATORY
12'5" x 7'11"
Finished with vinyl flooring, with double-glazed windows to the front and side aspects. UPVC double doors lead into the garden.

KITCHEN
11'10" x 6'2"
Vinyl flooring, radiator, base and eye-level units, stainless steel sink, and partially tiled walls. Space and plumbing for a washing machine, and space with gas supply for a cooker. Double-glazed window to the rear aspect, with integrated extractor. Provides access to the side passage.

SIDE PASSAGE
25'5" x 2'11"
Enclosed walkway allowing access between the front and rear gardens.

FIRST FLOOR

LANDING
Carpeted flooring, double-glazed window to the side aspect, with access to all rooms.

BEDROOM ONE
12'4" x 11'1"
Carpeted flooring, radiator, inbuilt storage cupboard, and front-facing double-glazed window.

BEDROOM TWO
11'11" x 11'1"
Carpeted flooring, radiator, inbuilt storage cupboard, and rear-facing double-glazed window.

BEDROOM THREE
8'7" x 6'3"
Carpeted flooring, radiator, inbuilt storage cupboard, and front-facing double-glazed window.

BATHROOM
Carpeted flooring, radiator, partially tiled walls, wash hand basin with vanity unit, poly bath with electric shower over, access hatch to loft, and rear-facing double-glazed window.

W/C
Carpeted flooring, toilet, and side-facing double-glazed window.

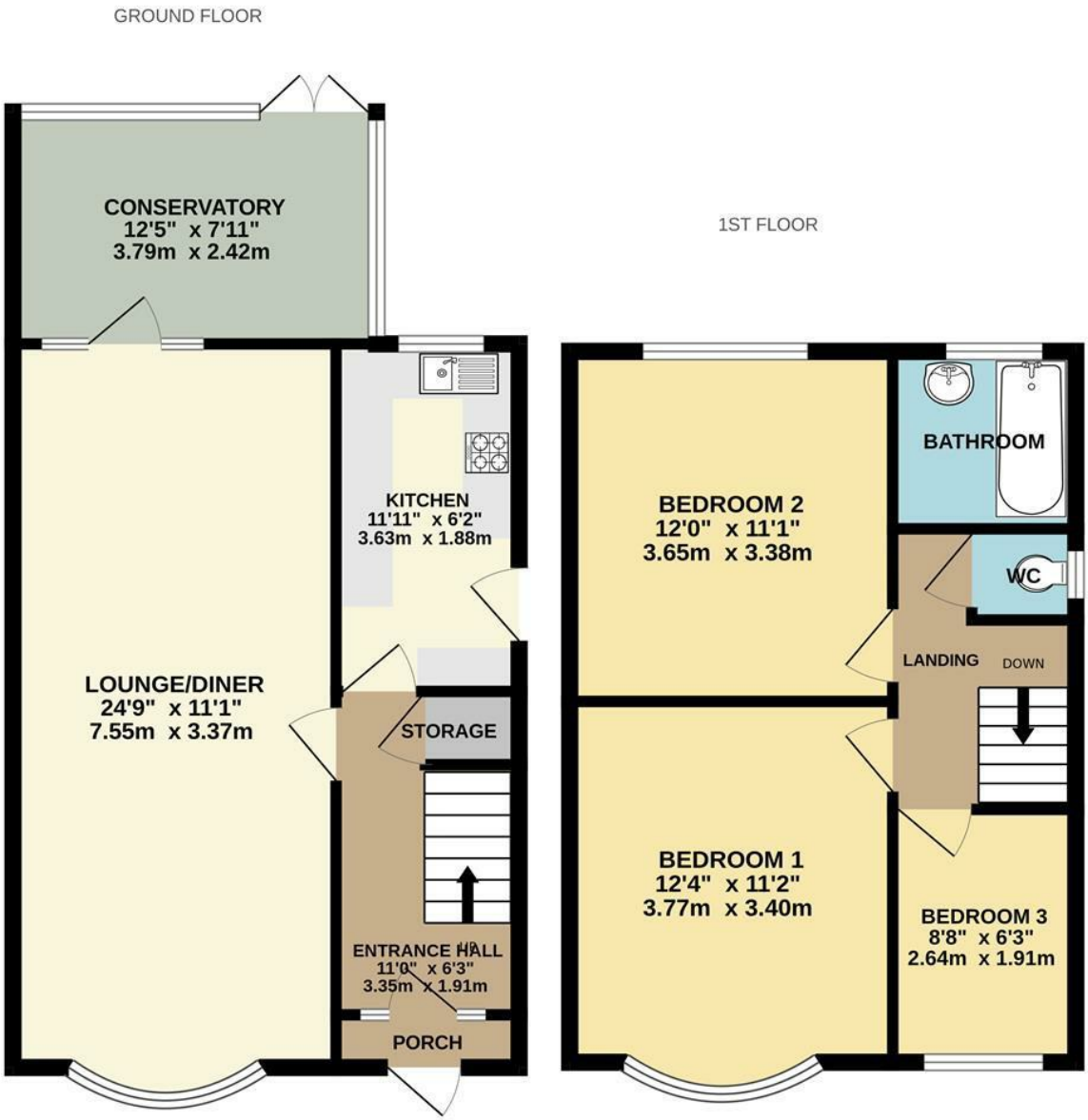
OUTSIDE
To the front, the property features a garden enclosed by a combination of wooden fencing and a brick-built perimeter. A grass lawn and slabbed path lead to the entrance porch, while a wooden side gate provides access to the rear. The gas meter is located externally.

To the rear, the garden is laid with concrete slabs and includes a path leading to a storage shed. Beyond this, there is a grass lawn area, with the garden fully enclosed by a wooden perimeter. There is also a single garage located at the rear of the property.

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: TBC
Council Tax Band: B (Leicester)
Council Tax Rate: £1,872.67
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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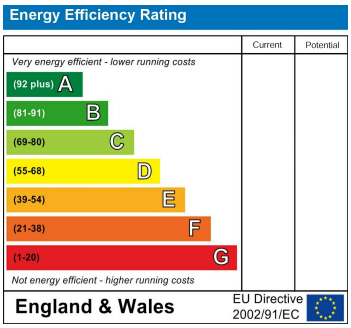
Council Tax Band

B

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