FREEHOLD

House - Terraced (EPC Rating: B)

Cameron Avenue, Belgrave, Leicester, LE4 7QL

PRICE:

£325,000

SETHS

3 2 1 B

3 Bedroom House - Terraced located in Leicester

***** EXTENDED - THREE BEDROOMS - DRIVEWAY - THREE RECEPTION ROOMS *****

Seths are delighted to present this extended three bedroom terraced property, ideally located in a cul de sac on Cameron Avenue in the heart of Belgrave and offered with a driveway for two cars and an ample-sized rear garden.

The accommodation features a welcoming lounge, spacious sitting room with storage, fitted kitchen, and an extended dining area with access to the rear garden. The property also benefits from a ground floor shower room for added convenience.

Upstairs, there are three good-sized bedrooms, a family bathroom with jacuzzi-style bath, and a separate WC.

Externally, the home offers a driveway to the front and a generous rear garden with patio, lawn and a concrete-built shed.

Contact Seths today to arrange a viewing - 0116 266 9977.

GROUND FLOOR

PORCH
Laminate flooring, accessed via a UPVC front door. A further UPVC door allows entry into the entrance hall.

ENTRANCE HALL
Finished with laminate flooring, radiator, door into the lounge, and stairs rising to the first floor. Also provides access to the sitting room.

LOUNGE
12'3" x 9'6"
Carpeted flooring, radiator, and double glazed window bay window facing the front aspect

SITTING ROOM
15'10" x 10'6"
Carpeted flooring, under-stairs storage cupboard, access to the kitchen, and double doors opening into the dining room. marble fireplace with open gas fire.

DINING ROOM
15'6" x 6'7"
Finished with vinyl flooring. Fitted with base and eye-level units, space for a fridge, plumbing and space for a washing machine and additional appliance. Two UPVC doors provide access—one to the side and one to the rear garden. Double glazed windows face both side aspects. Access to the downstairs shower room and kitchen.

KITCHEN
7'6" x 7'6"
Vinyl flooring, with base and eye-level units, fully tiled walls, stainless steel sink, space and gas supply for a burner, integrated extractor over, and gas-powered combination boiler. Double glazed window to the rear aspect.

SHOWER ROOM
Vinyl flooring, wash hand basin, toilet, and stand-up shower cubicle with mixer function. Double glazed window to the side aspect.

FIRST FLOOR

LANDING
Carpeted flooring, hatch allowing access to the loft (partially boarded). Access to all rooms on the first floor.

BEDROOM ONE
10'5" x 9'6"
Carpeted flooring, radiator, and double glazed window to the front aspect.

BEDROOM TWO
10'6" x 9'7"
Carpeted flooring, radiator, and double glazed window to the rear aspect.

BEDROOM THREE
12'7" x 6'6"
Carpeted flooring, radiator, and double glazed window to the front aspect

BATHROOM
7'5" x 4'5"
Vinyl flooring, fully tiled walls,, panelled ceiling, ceiling to floor built in storage, radiator, poly Jacuzzi-style corner bathtub with electric shower over, wash hand basin, and double glazed window to the rear aspect.

W/C
Vinyl flooring, wash hand basin, toilet, partially tiled walls, panelled ceiling, and double glazed window to the rear aspect.

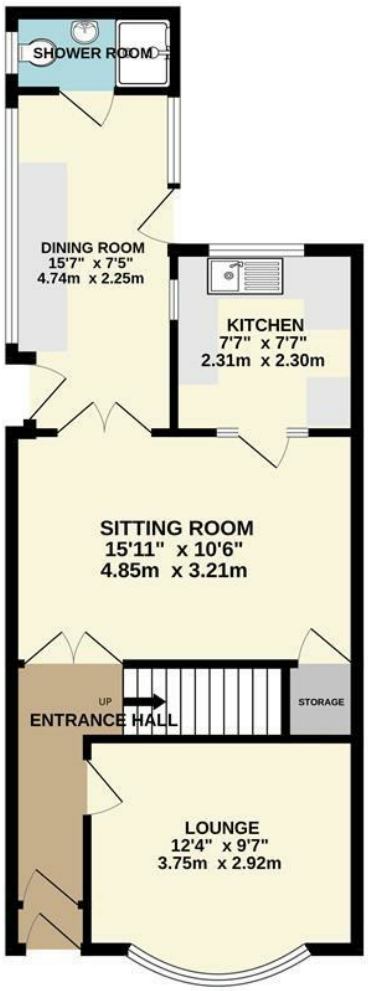
OUTSIDE
To the rear, the property features a slabbed patio leading to a grass lawn, enclosed by a wooden fence along the perimeter. There is also a concrete-built shed offering ample storage.

FREEHOLD

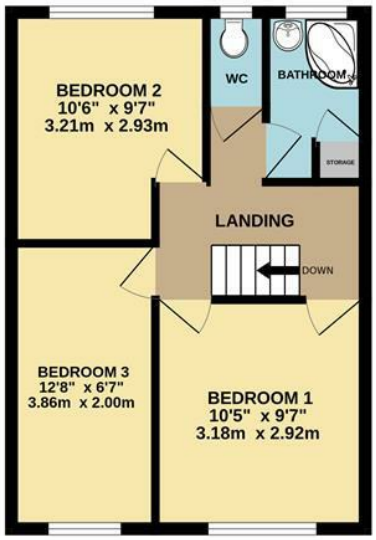
COUNCIL TAX BAND - A

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: B
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

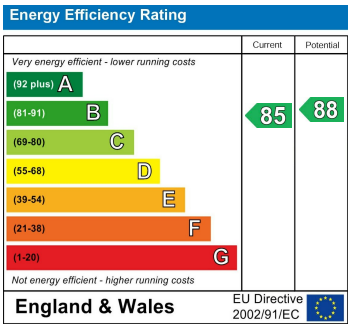


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025

Council Tax Band

A

Energy Performance Graph



Call us on

0116 266 9977

sales@seths.co.uk

www.seths.co.uk

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