FREEHOLD

House - Terraced (EPC Rating:)

The Greenway, Leicester, LE4 5JW

PRICE:

£315,000

SETHS

3 1 1

3 Bedroom House - Terraced located in Leicester

***** THREE BEDROOMS - CONVERTED LOFT ROOM - DRIVEWAY - BELGRAVE *****

Seths Estate Agents are pleased to bring to market this three-bedroom mid-terraced property located on The Greenway in the popular Belgrave area of Leicester. The property boasts a number of notable features including off-road parking, a converted loft room, and solar panels.

To the rear, the property benefits from a private garden with a brick-built outside WC and multiple storage sheds, enclosed by a combination of brick-built and wooden perimeter fencing, with a wooden gate providing access to a shared passage leading to the front.

Internally, the ground floor comprises an entrance porch, entrance hall, a lounge with a bay window to the front, and a kitchen and diner with access to the rear garden. To the first floor are three bedrooms, both with built-in storage, and a family bathroom. The property is further enhanced by a loft room, accessible from bedroom three, providing valuable additional living or storage space.

Contact Seths to arrange a viewing.

GROUND FLOOR

ENTRANCE PORCH
Tiled flooring, double-glazed windows to the side aspect. Accessed via a uPVC door. Wooden door providing access into the entrance hall.

ENTRANCE HALL
Laminate flooring, radiator. Stairs leading to the first floor. Provides access to the lounge.

LOUNGE
12'5" x 9'6"
Laminate flooring, radiator, double-glazed bay window to the front aspect. Provides access to the kitchen and dining room.

KITCHEN & DINING ROOM
15'8" x 10'6"
Laminate flooring, radiator, base and eye-level units, space for four-ring hob with gas supply and integrated extractor over, gas combination boiler, stainless steel sink, space and plumbing for washing machine, space for fridge, dining area, storage cupboard beneath the stairs housing the meters and consumer unit. Door providing access to the rear garden.

FIRST FLOOR

LANDING
Carpeted flooring, radiator. Provides access to all first-floor rooms.

BEDROOM ONE
12'2" x 10'6"
Carpeted flooring, radiator, built-in storage cupboard, double-glazed window to the front aspect.

BEDROOM TWO
12'2" x 9'8"
Carpeted flooring, radiator, built-in storage cupboard, built-in desk, double-glazed window to the rear aspect.

BEDROOM THREE
8'0" x 6'2"
Carpeted flooring, radiator, double-glazed window to the front aspect. Stairs leading to the loft room.

BATHROOM
6'0" x 5'2"
Vinyl flooring, tiled walls, radiator, panelled bath with electric shower over, wash hand basin, WC, double-glazed window to the rear aspect.

THIRD FLOOR

LOFT ROOM

OUTSIDE

To the rear, the property benefits from a brick-built outside WC, storage shed, wooden shed and metal shed. The garden is secluded by a combination of brick-built and wooden perimeter fencing. A wooden gate provides access to a shared passage leading to the front of the property.

To the front the property accommodates a front drive, access to the porch, partially secluded by a brick built perimeter

FREEHOLD

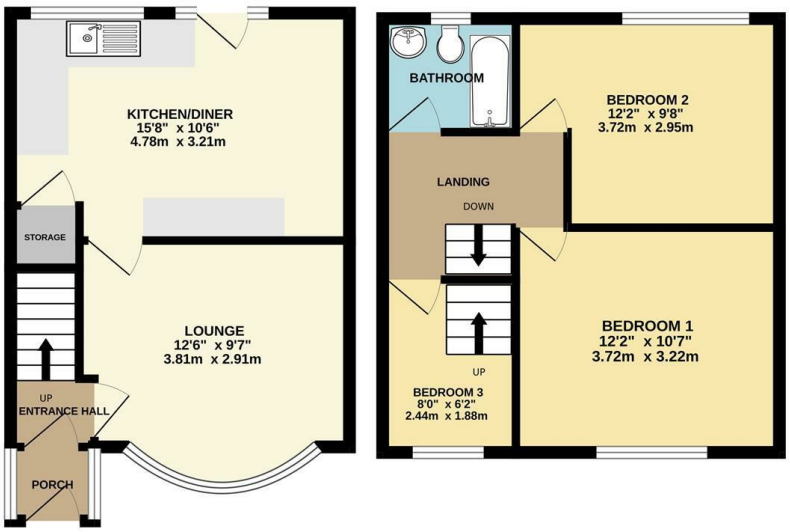
COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

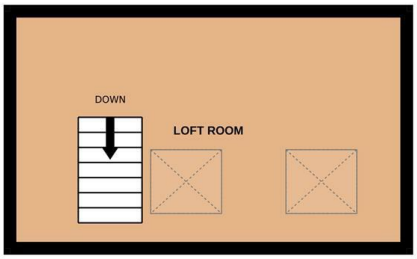
Tenure: Freehold
EPC rating: TBC
Council Tax Band: A (Leicester)
Council Tax Rate: £1,685.83
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

GROUND FLOOR

1ST FLOOR



2ND 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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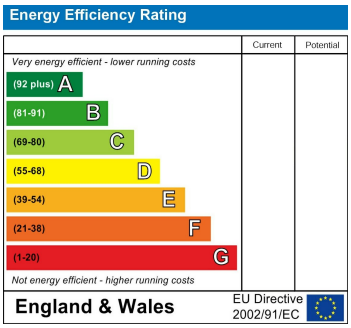
Council Tax Band

A

Energy 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