



FREEHOLD

House - Terraced

46 WINDSOR AVENUE, BELGRAVE, LEICESTER, LE4 5DU

Offers Over

£300,000

FEATURES

- Three Bedrooms
- Bay Fronted Lounge
- Large Garden
- Great Location
- Terraced House
- Gas Central Heating
- Sitting Room
- Kitchen



3 Bedroom House - Terraced located in Leicester

PORCH

Carpeted flooring, access to gas metre, double glazed window facing the front aspect, uPVC door leading to the entrance hall

ENTRANCE HALL

Lino flooring, radiator, double glazed window facing the front aspect, under stair storage, access to all rooms on the ground floor, storage cupboard to include consumer units and electric metre.

LOUNGE

14'7" x 12'11"

Lino flooring, radiator, bay fronted window facing the front aspect - double glazed, tiled fireplace feature.

SITTING ROOM

14'2" x 10'6"

Lino flooring, radiator, bay fronted aspect facing the rear, door leading to the garden,

KITCHEN

9'2" x 8'9"

Laminate flooring, base level and eye level units, stainless steel sink, double glazed window facing the rear aspect, radiator, space for a four ring gas cooker and oven, integrated extractor over, access to storage/ pantry room to include a gas powered combination boiler, partially tiled walls, door leading to the garden.

FIRST FLOOR

LANDING

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

BEDROOM 1

14'8" x 11'7"

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

BEDROOM 2

12'6" x 10'6"

Carpeted flooring, radiator, double glazed windows facing the rear aspect, fitted cupboards,

BEDROOM 3

9'2" x 7'9"

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

BATHROOM

Laminate flooring, enamel bathtub with mixer shower attachment, partially tiled walls, toilet, wash hand basin, storage cupboard, double glazed window facing the front aspect.

OUTSIDE

To the front aspect you will find a front garden with block paving secluded by a brick perimeter accessed via a metal gate. To the rear aspect, the garden is secluded by a brick perimeter, with a wooden gate that leads to a passage. The garden additionally features an outside toilet and brick built shed.

FREEHOLD

COUNCIL TAX BAND - B



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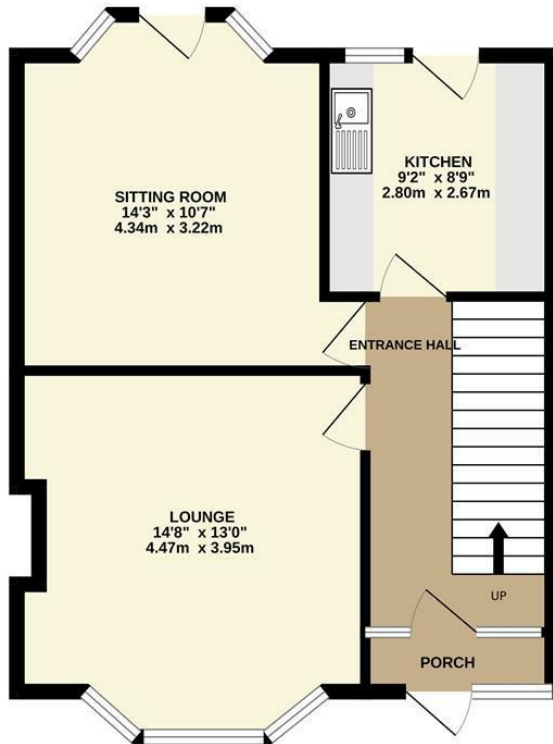
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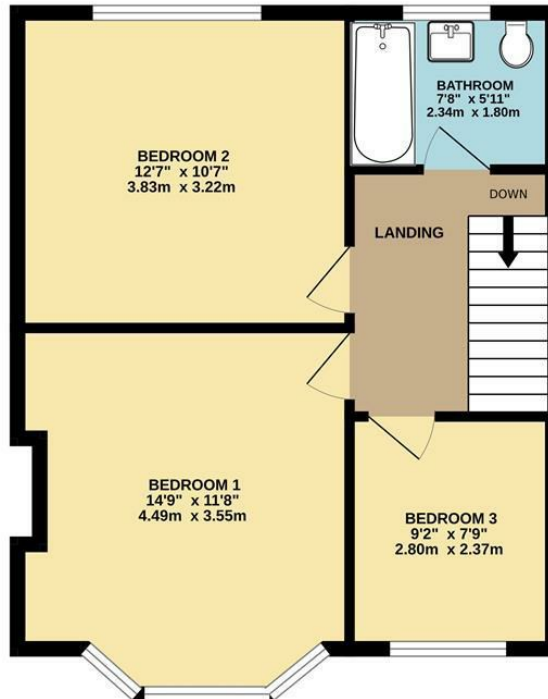
Council Tax Band

B

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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.

