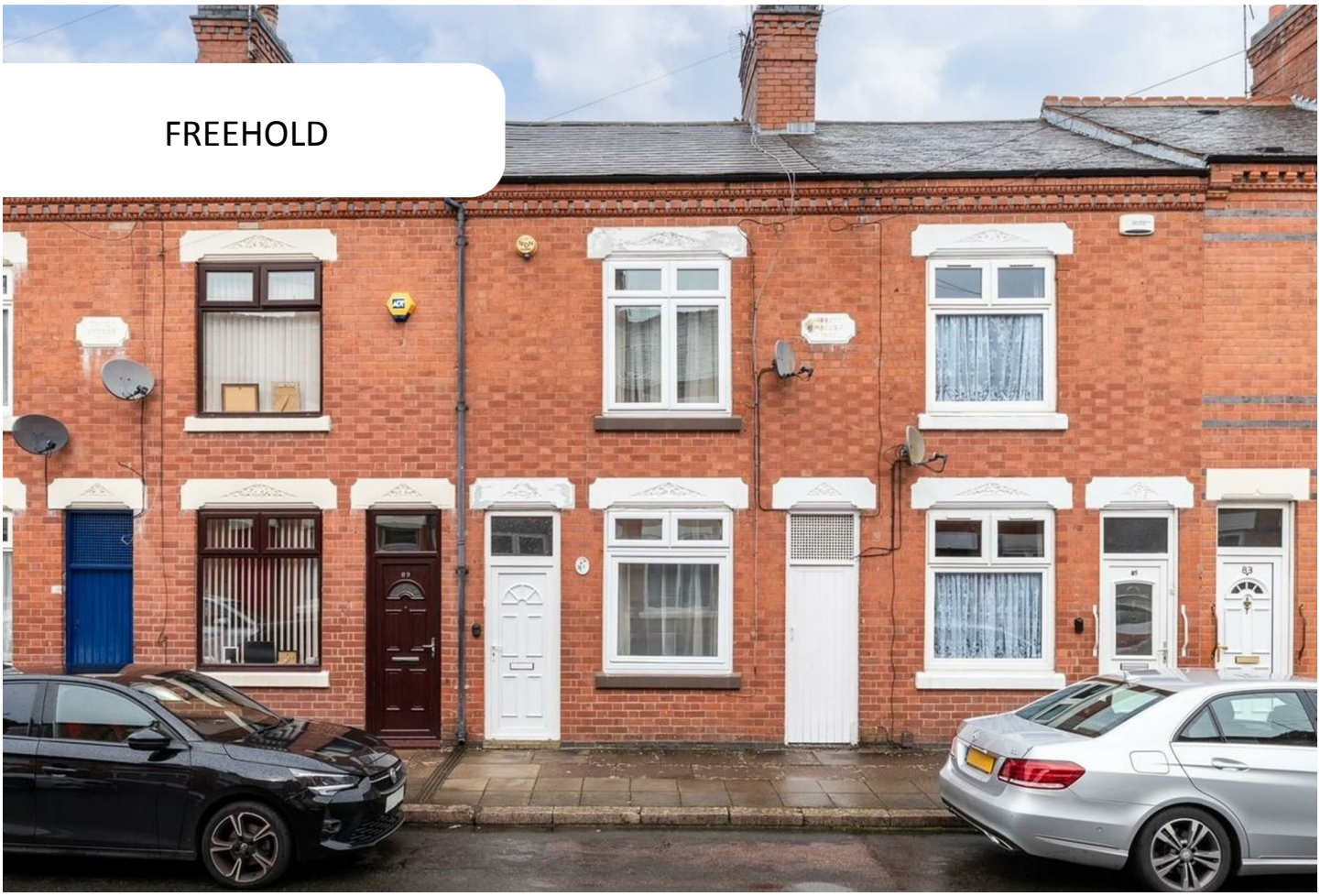
FREEHOLD



House - Terraced (EPC Rating: D)

COOPER STREET, BELGRAVE, LEICESTER, LE4 5BN

Offers Over :

£240,000

SETHS

2 1 2 D

2 Bedroom House - Terraced located in Leicester

***** NEWLY RENOVATED 2-BEDROOM TERRACED HOUSE - BELGRAVE - IDEAL FIRST TIME BUY OR INVESTMENT - NO CHAIN *****

Presenting this newly renovated 2-bedroom terraced house in the highly sought-after Belgrave area, ideal for first-time buyers or investors. Upon entering, you're greeted by a front lounge leading seamlessly to a dining room, continuing through, you'll discover the newly fitted kitchen, providing a modern and functional space. Additionally the property features a W/C located on the ground floor.

Upstairs, the property features two generously sized bedrooms and a newly fitted bathroom. Noteworthy features include full double glazing, a gas-powered combination boiler, and brand-new flooring, enhancing the property's appeal and functionality.

Externally, a rear garden provides a private outdoor retreat. With its desirable location and recent renovations, this property presents an excellent opportunity for those seeking a comfortable and contemporary living space in the heart of Belgrave.

LOUNGE
11'3" x 10'10"
Carpeted flooring, radiator, double-glazed window facing the front aspect, leading to the sitting room

SITTING ROOM
11'3" x 10'10"
Carpeted flooring, store located under the stairs, stairs leading to the first floor, radiator, double glazed window facing the rear aspect, leading to the kitchen

KITCHEN
17'5" x 5'7"
Tiled flooring, partially tiled walls, uPVC door leading to the garden, base and eye level units, gas-powered combination boiler, 2X double glazed window facing the side aspect, radiator, stainless steel sink.

W/C
Tiled walls, toilet.

FIRST FLOOR

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

BEDROOM 1
11'4" x 11'0"
Carpeted flooring, radiator, double glazed window facing the front aspect

BEDROOM 2
11'2" x 9'6"
Carpeted flooring, radiator, storage cupboard located over the stairs, double glazed window facing the rear aspect.

BATHROOM
Vinyl flooring, radiator, toilet, wash hand basin, tiled walls, storage cupboard, polyvinyl bathtub, double glazed window facing the rear aspect.

OUTSIDE

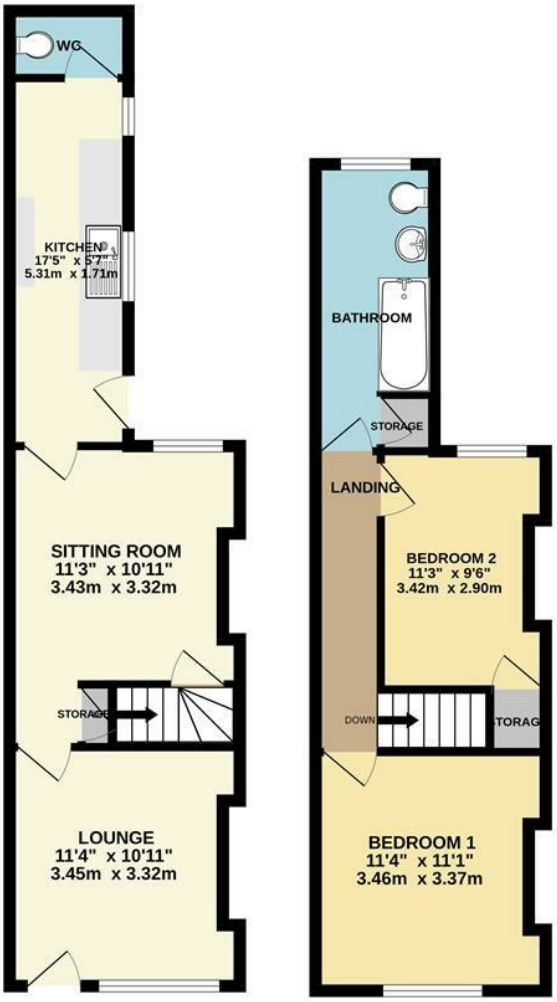
FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: D
Council Tax Band: A
Council Tax Rate: £1,457.01
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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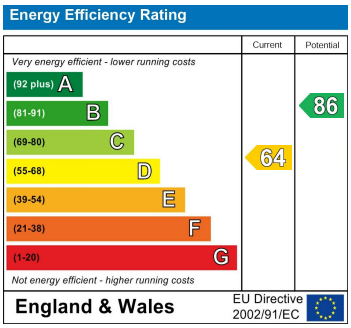
Council Tax Band

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