

FREEHOLD



House - Terraced (EPC Rating: )

**BELPER STREET, BELGRAVE, LEICESTER, LE4 6EB**

**PRICE:**

**£250,000**

**SETHS**



# 3 Bedroom House - Terraced located in Leicester

\*\*\* BELGRAVE - THREE BEDROOMS - TWO RECEPTION ROOMS - TERRACED \*\*\*

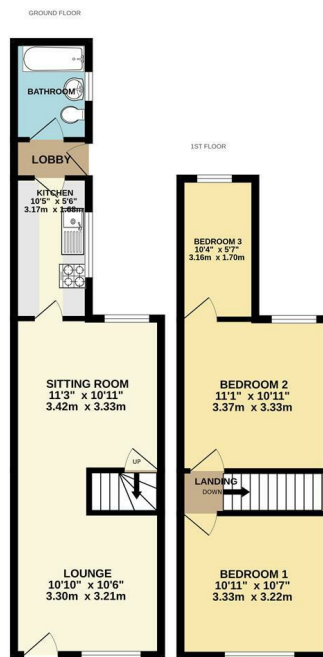
Seths Estate Agents are pleased to present this three-bedroom terraced house located on Belper Street in the popular Belgrave area.

The ground floor comprises a front lounge with laminate flooring, leading through to a separate sitting room with access to the first-floor staircase and kitchen. The kitchen is fitted with base and eye-level units, a five-ring gas hob with extractor, space for appliances, and access to a rear lobby which leads to the garden and ground-floor family bathroom.

Upstairs, the first floor provides three bedrooms, including two doubles with built-in storage. Bedroom three is accessed via bedroom two, making it suitable as a nursery, study, or dressing room.

Outside, the property benefits from an enclosed rear garden area with additional covered storage space.

Contact Seths Today To Arrange A Viewing.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, stairs 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 Metagen 12/03)

Council Tax Band

A

Energy Performance Graph

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		

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