

FREEHOLD



House - Townhouse

**STAFFORD STREET,  
LEICESTER,  
LE4 7AJ.**

**PRICE:**  
**£200,000**

FEATURES

- Four Bedrooms
- Ideal Family Home
- No Chain
- Gas Central Heating
- Three Floors
- Town House
- Drive for One Vehicle
- Double Glazed
- Viewings by Appointment Only
- Ample Sized Bedrooms



**SETHS**

# 4 Bedroom House - Townhouse located in Leicester

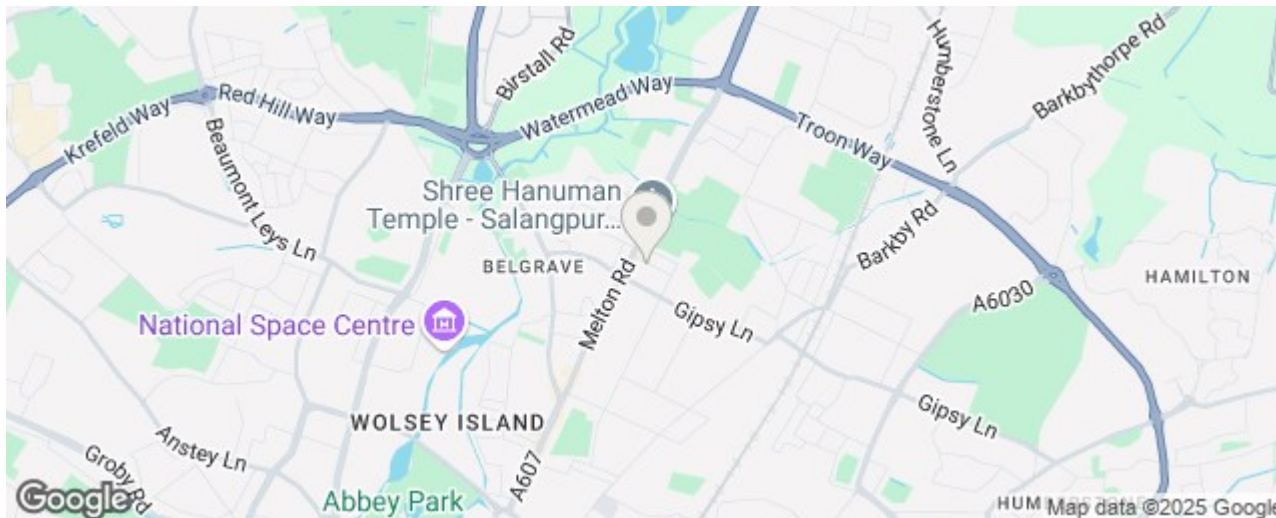
\*\*\* NO CHAIN - FOUR BEDROOMS - DRIVEWAY - OFF MELTON ROAD - \*\*\*

Seths Estate Agents are pleased to present this spacious four-bedroom townhouse on Stafford Street in Belgrave. Set across three floors, the property is ideal for families or investors seeking a well-connected location.

The front of the property offers block-paved parking for one vehicle, while the rear garden features low-maintenance paving and a mix of brick and wooden fencing for privacy.

The ground floor includes a bright lounge, a downstairs WC, and a modern kitchen with integrated appliances and sliding doors leading to the garden. The first floor has two bedrooms, including a large primary room, along with a stylish bathroom. The second floor hosts two additional bedrooms, each with built-in storage and Velux-style windows.

Viewings are by appointment only.



Call us on

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Council Tax Band

B

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.