FREEHOLD

House - Terraced (EPC Rating: C)

KENSINGTON STREET, BELGRAVE, LEICESTER, LE4 5GN

Offers Over

£230,000

SETHS

2 1 2 C

2 Bedroom House - Terraced located in Leicester

***** NO CHAIN - 2 BEDROOM - BELGRAVE - TERRACED HOUSE *****

Located on Kensington Street in Belgrave, this two-bedroom terraced home features a front lounge, rear sitting room, and a fitted kitchen with space for appliances. Upstairs includes two bedrooms and a bathroom with a polyvinyl bathtub.

The property benefits from double glazing, gas central heating via a combination boiler, and a private rear garden. Ideal for first-time buyers or investors.

Contact Seths Estate Agents to arrange a viewing.

LOUNGE
11'11" x 11'2"
Carpeted flooring, radiator, storage cupboard allowing access to the consumer unit, gas meter, and electric meter. Access into the sitting room.

SITTING ROOM
11'11" x 11'3"
Carpeted flooring, radiator, stairs leading to the first floor. Access into the kitchen.

KITCHEN
12'0" x 6'0"
Tiled flooring, storage cupboard, base and high-level units, partially tiled walls. Space and supply for a gas burner, stainless steel sink, double glazed window facing the side aspect, gas-powered combination boiler, space for a fridge, and space and plumbing for a washing machine.

FIRST FLOOR

LANDING

BEDROOM ONE
12'11" x 12'0"
Carpeted flooring, radiator, double glazed window facing the front aspect.

BEDROOM TWO
11'11" x 9'9"
Radiator, double glazed window facing the rear aspect, storage cupboard located over the stairs.

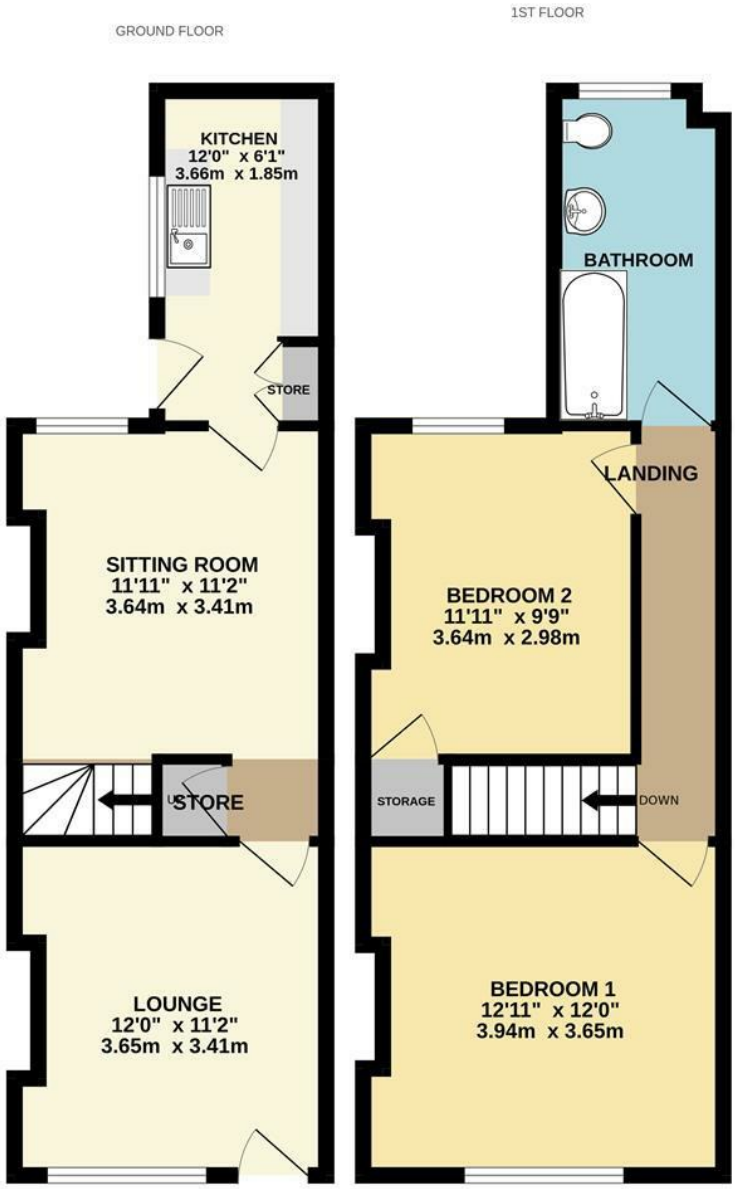
BATHROOM
Carpeted flooring, polyvinyl bathtub, toilet, wash hand basin, double glazed window facing the side aspect, partially tiled walls.

OUTSIDE

COUNCIL TAX BAND - A

FREEHOLD

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: C
Council Tax Band: A (Leicester)
Council Tax Rate: £1,528.34
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband



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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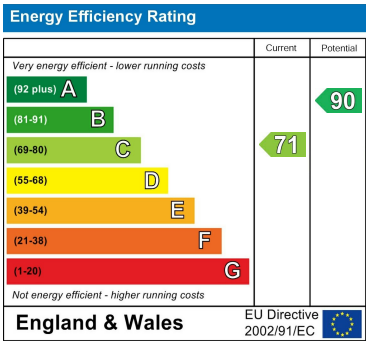
Council Tax Band

A

Energy Performance Graph



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SETHS