FREEHOLD

House - Terraced (EPC Rating:)

WINDSOR AVENUE, BELGRAVE, LEICESTER LE4 5DU

Offers Over

£300,000

SETHS

3 1 2

3 Bedroom House - Terraced located in Leicester

***** IDEAL FAMILY HOME - THREE BEDROOM TERRACED HOUSE ON WINDSOR AVENUE, BELGRAVE *****

Seths are proud to present this three bedroom terraced house, ideally situated on Windsor Avenue in the sought-after Belgrave neighbourhood. The ground floor welcomes you with a porch and entrance hall, leading to a lounge and a separate sitting room, kitchen and ample garden. On the first floor, you will find three bedrooms, access to the loft and a family bathroom.

Contact Seths today to arrange a viewing and secure this fantastic property.

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 wooden gate that leads to a passage. The garden additionally features an outside toilet and brick built shed.

FREEHOLD

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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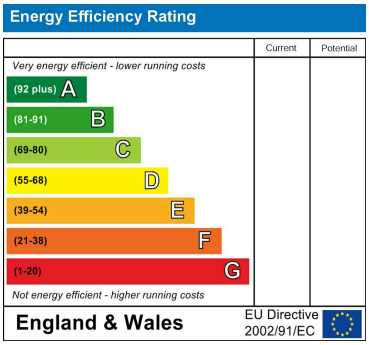
Council Tax Band

B

Energy Performance Graph



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SETHS