FREEHOLD

House - Terraced (EPC Rating:)

DOWN STREET, BELGRAVE, LEICESTER, LE4 6JF

PRICE:

£269,950

SETHS

3 1 2

3 Bedroom House - Terraced located in Leicester

***** BELGRAVE - NO CHAIN - THREE BEDROOMS - TERRACED - EXTENDED *****

Seths are proud to present this extended three-bedroom terraced house on Down Street, Belgrave, offered to the market with no onward chain. With spacious living accommodation and a private rear garden, this property makes an excellent family home or investment opportunity.

The ground floor features a front lounge with a storage cupboard, which flows through double doors into a second sitting room. To the rear is a fitted kitchen with space for appliances, leading into a useful utility/lobby area. From here, there is access to the rear garden and a ground floor bathroom with shower.

Upstairs, the property offers three well-proportioned bedrooms, each with storage, along with an additional WC for convenience. Externally, the property benefits from a rear garden enclosed by fencing, providing outdoor space with scope to landscape or extend (subject to planning).

GROUND FLOOR

LOUNGE
12'0" x 11'2"
Carpeted flooring, radiator, and double-glazed window facing the front aspect. A storage cupboard accommodates the gas meter, electric meter, and consumer unit. Double doors allow access into the sitting room.

SITTING ROOM
12'0" x 10'9"
Carpeted flooring with storage cupboard located under the stairs, electric fireplace, and radiator. A double-glazed window faces the rear aspect. Provides entry into the kitchen, with stairs leading to the first floor.

KITCHEN
13'3" x 6'9"
Finished with vinyl flooring, radiator, and part-tiled walls. Fitted with base and eye-level units, space and supply for a freestanding cooker, space for a fridge, and stainless steel sink. Plumbing and space are available for appliances. A double-glazed window faces the side aspect. Gas-powered combination boiler. Access into the lobby/utility.

LOBBY/UTILITY
5'10" x 5'8"
Vinyl flooring, radiator, and plumbing with space for a washer and dryer. A UPVC door provides access into the garden, with entry into the bathroom also available from here.

BATHROOM
7'1" x 5'8"
Vinyl flooring with tiled walls and panelled ceiling. Includes a toilet, wash hand basin, radiator, and standing shower cubicle with electric shower function. A double-glazed window faces the rear aspect.

FIRST FLOOR

LANDING
Carpeted flooring with radiator, hatch to access the loft, and doors leading to all first-floor rooms.

BEDROOM ONE
12'4" x 12'0"
Carpeted flooring, radiator, inbuilt storage cupboard, and double-glazed window facing the front aspect.

BEDROOM TWO
11'11" x 9'6"
Carpeted flooring, inbuilt storage cupboard, and radiator. A double-glazed window faces the rear aspect, with an additional storage cupboard located over the stairs.

W/C
Vinyl flooring, wash hand basin, and toilet. A double-glazed window faces the side aspect.

BEDROOM THREE
9'8" x 6'11"
Carpeted flooring, radiator, and double-glazed window facing the rear aspect.

OUTSIDE

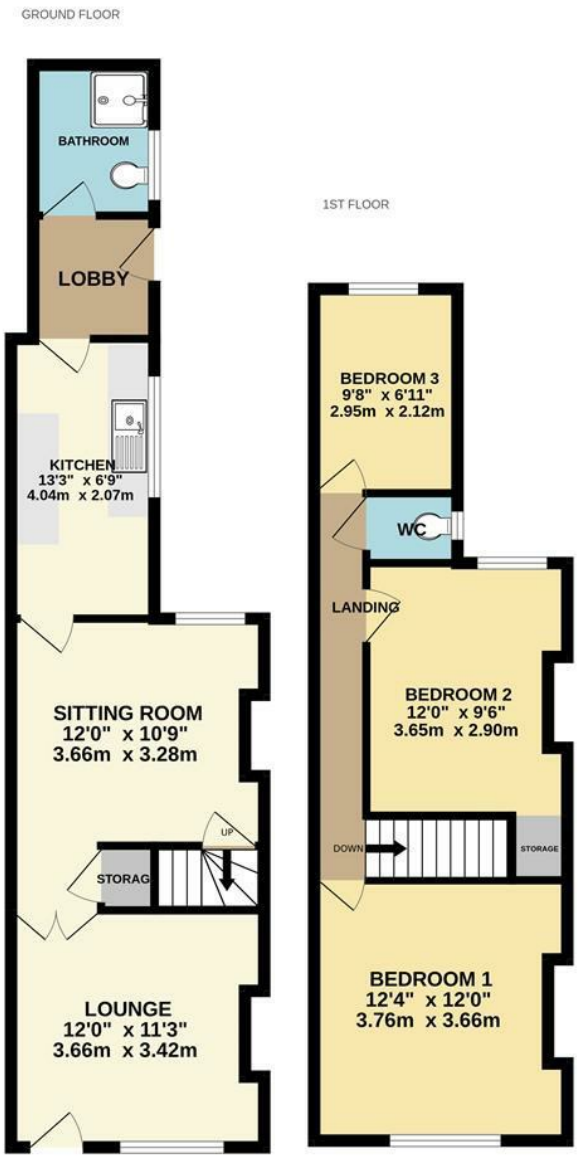
To the rear the property accommodates a paved garden, secluded by a brick built border, a wooden gate allows access to a shared passage which leads to the front.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: D
Council Tax Band: B (Leicester)
Council Tax Rate: £1,605.15
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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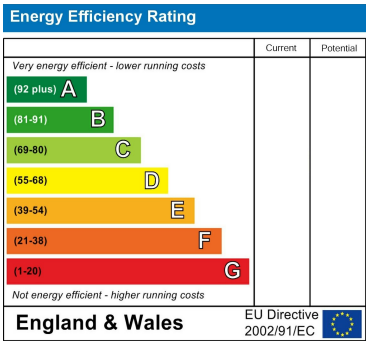
Council Tax Band

A

Energy Performance Graph



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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