House - Terraced (EPC Rating: E)

GIPSY ROAD, BELGRAVE, LEICESTER, LE4 6QH

Offers Over

£280,000

SETHS

3 1 1 E

3 Bedroom House Located In Belgrave, Leicester

*** SPACIOUS 3-BEDROOM TERRACED HOUSE IN BELGRAVE - IDEAL FAMILY HOME ***

Seths are proud to present this three bedroom terraced house, in the sought-after neighbourhood of Belgrave. The property welcomes you via a hallway to a through lounge, a well-appointed kitchen, and three generously sized bedrooms, offering ample living space for your family. Conveniently, the ground floor hosts a bathroom and an additional separate toilet, ensuring easy access for all. With its spacious layout, desirable location, and practical amenities, this Belgrave house presents an excellent opportunity

Contact Seths to register your interest.

GROUND FLOOR
Front garden is secluded by a brick perimeter with a wooden access gate to enter.

ENTRANCE HALL
Carpeted, radiator, access to lounge and stairs leading to the first floor.

THROUGH LOUNGE
26'0" x 10'7"
Bay fronted double glazed window facing the rear aspect, double glazed window facing the rear aspect, carpeted, radiator X2, access to gas and electric metres, access to a storage cupboard located under the stairs in the lounge X2 gas fireplace, access into the kitchen.

KITCHEN
13'6" x 7'10"
Lino flooring, base level and eye level units, 4 ring gas cooker with oven, extractor over, space for a washer and fridge, gas powered combination boiler from Valiant, double glazed window facing the side apect.

UTILITY/STORAGE AREA
Lino flooring, radiator, access to the outside by a uPVC door.

TOILET
Lino flooring, double glazed window facing the side aspect, toilet.

BATHROOM
Lino flooring, standing mixer style shower, toilet, wash hand basin, polyvinyl bathtub, storage cupboard tiled walls, double glazed window facing the side aspect.

FIRST FLOOR

LANDING
Carpeted, access to all rooms on the first floor, access into the loft

BEDROOM 1
15'0" x 11'10"
Carpeted, radiator, X2 double glazed windows facing the front aspect.

BEDROOM 2
12'6" x 9'6"
Carpeted, radiator, double glazed window facing the rear aspect.

BEDROOM 3
13'6" x 8'0"
Carpeted, radiator, double glazed window facing the rear aspect

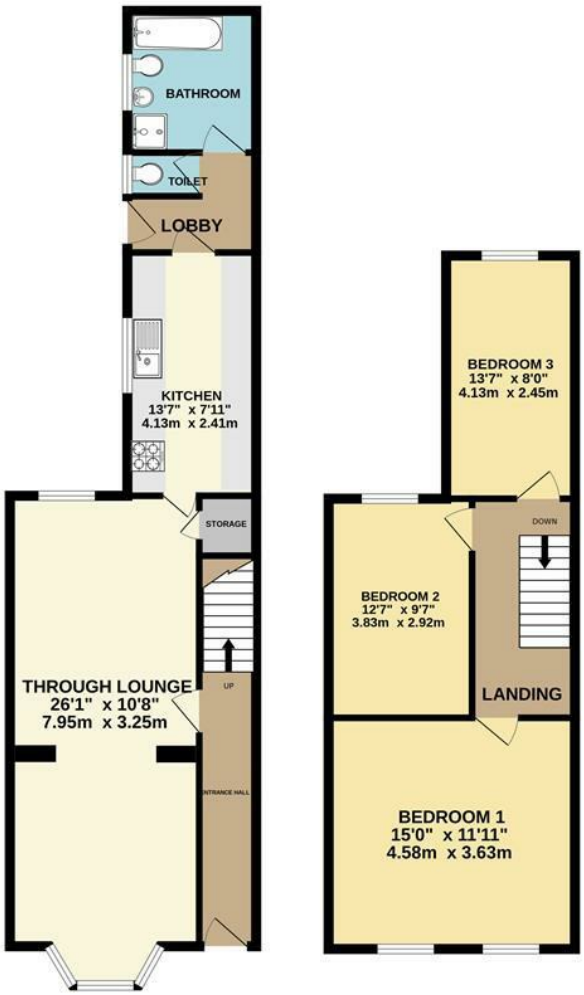
OUTSIDE
To the front front garden is secluded by a brick perimeter with a wooden access gate to enter. To the rear the property features an ample garden with a storage shed to the rear. Garden is secluded by a brick perimeter with a wood gate leading the access for the passage.

FREEHOLD

COUNCIL TAX BAND - A

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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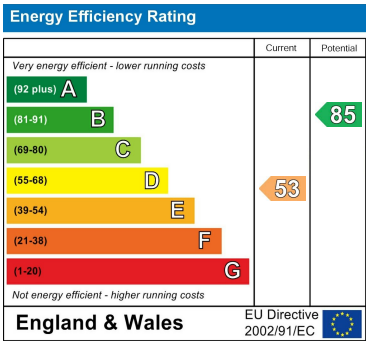
Council Tax Band

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.

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