

FREEHOLD



House - Terraced

HARRISON ROAD, BELGRAVE, LEICESTER, LE4 6NP.

Offers In The Region Of

£265,000

FEATURES

- Three Bedrooms
- Double Glazed
- Lounge
- Extended Kitchen
- No Chain
- Terraced Home
- Gas Central Heating
- Sitting Room
- Bathroom
- Belgrave



 **SETHS**

3 Bedroom House - Terraced located in Leicester

LOUNGE

11'1" x 10'11"

Wooden flooring, radiator, double-glazed window facing the front aspect, storage cupboard to include gas and electric metres and consumer unit, open access into the sitting room

SITTING ROOM

11'10" x 11'2"

Wooden flooring, double-glazed window facing the rear aspect, radiator, providing access into the kitchen, stairs leading upstairs,

KITCHEN

16'6" x 6'7"

Vinyl flooring, radiator, space for fridge, base and eye level units, stainless steel sink, double glazed window facing the side aspect, integrated four ring gas burner with oven, extractor over, plumbing and space for a washing machine, gas-powered combination boiler

LOBBY

Vinyl flooring, uPVC door leading to the garden, eye-level units, access to the bathroom.

BATHROOM

Tiled flooring, tiled walls, standing radiator, corner polyvinyl bathtub with electric function, wash hand basin with unit, toilet, double glazed window facing the side aspect.

FIRST FLOOR

LANDING

Carpeted flooring, radiator, access to all rooms on the first floor and loft.

BEDROOM 1

11'0" x 10'10"

Carpeted flooring, radiator, inbuilt storage cupboard, double-glazed window facing the front aspect.

BEDROOM 2

11'10" x 8'2"

Carpeted flooring, inbuilt storage cupboard, located over the stairs, double glazed window facing the rear aspect, radiator.

W/C

Vinyl flooring, toilet, wash hand basin,

BEDROOM 3

8'6" x 5'10"

Carpeted flooring, radiator, double-glazed window facing the rear aspect.

OUTSIDE

Outside the property features an easy-to-maintain rear yard being secluded by a built perimeter,

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: E

Council Tax Band: A

Council Tax Rate: £1,457.01

Mains Gas: Yes

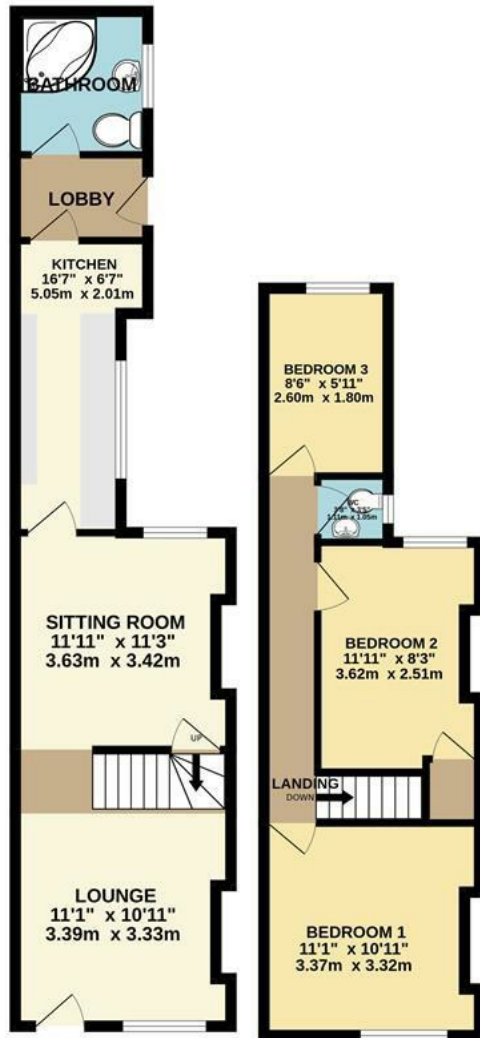
Mains Electricity: Yes

Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Fibre



GROUND FLOOR

1ST FLOOR



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Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

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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