



FREEHOLD

House - Terraced

# ACORN STREET, BELGRAVE, LE4 6NA

OFFERS OVER  
£270,000

## FEATURES

- Mid Terraced House
- Dining Room
- Downstairs Bathroom & Upstairs W/C
- Rear Yard
- Double Glazed Windows
- Lounge
- Kitchen
- Three Bedrooms
- Gas Central Heating
- Popular Location



 **SETHS**

## GROUND FLOOR

### LOUNGE

11'10" x 10'10"

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

### DINING ROOM

11'3" x 10'9"

Carpeted flooring, gas fireplace, under stairs cupboard, radiator, double glazed window facing rear aspect.

### KITCHEN

18'0" x 6'5"

Tiled flooring, part tiled walls, eye level units, base level units, freestanding gas cooker with oven, sink with double drainers, radiator, double glazed window facing rear aspect.

### LOBBY

Tiled flooring, door to rear yard.

### BATHROOM

Fully tiled, w/c, wash hand basin, corner bathtub with shower, radiator, double glazed window facing rear aspect.

## FIRST FLOOR

### LANDING

Carpeted flooring, radiator.

### BEDROOM

11'4" x 12'5"

Carpeted flooring, fitted cupboard, radiator, double glazed window facing front aspect.

### BEDROOM

11'8" x 8'3"

Carpeted flooring, storage cupboard, radiator, double glazed window facing rear aspect.

### W/C

Wash hand basin, w/c, double glazed window facing rear aspect.

### BEDROOM

8'7" x 5'11"

Laminated flooring, radiator, double glazed window facing rear aspect.

### OUTSIDE

Slabbed area, access to front.

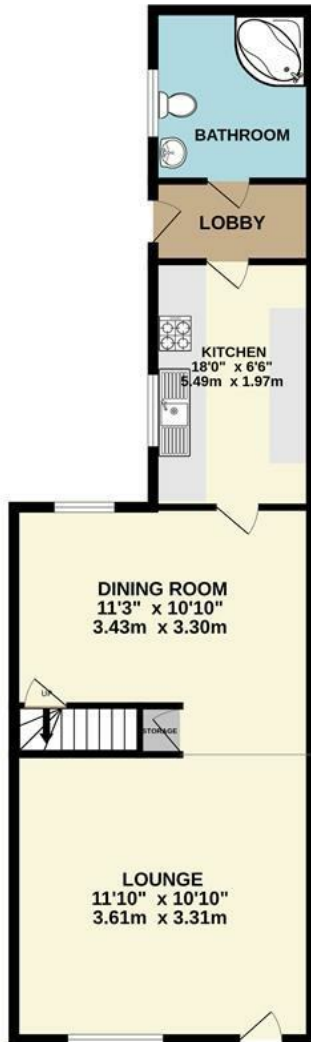
### FREEHOLD

### COUNCIL TAX BAND - A



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GROUND FLOOR



1ST FLOOR



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Council Tax Band  
**A**

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