

FREEHOLD



House - Terraced (EPC Rating: D)

Balfour Street, Leicester, LE3 5EA

Offers Over

£200,000



3 Bedroom House - Terraced located

*** THREE BEDROOMS - LARGE OPEN PLAN LOUNGE - READY TO MOVE INTO - MID TERRACED ***

Seths are pleased to present this well-presented three-bedroom terraced home located on Balfour Street in the sought-after Frog Island area. The property is beautifully finished and ready to move into, making it ideal for first-time buyers or investors.

The ground floor features a spacious open-plan lounge and dining area with dual aspect windows, ample living space, and access to a modern fitted kitchen with integrated oven, gas hob, and extractor, along with space for appliances. A UPVC door from the kitchen leads out to the rear garden.

Upstairs, the property offers three good-sized bedrooms and a modern family bathroom with a shower cubicle, wash basin, and WC.

Located close to Leicester city centre, De Montfort University, and excellent local amenities and transport links, contact Seths today to arrange a viewing - 0116 266 9977.

GROUND FLOOR

LOUNGE

26'6" x 11'2"

Spacious open-plan lounge with access from outside via a UPVC door. Features double glazed windows to both the front and rear aspects, providing plenty of natural light. Includes a storage cupboard accommodating the gas meter, electric meter, and consumer units. Stairs rise to the first floor, and there is a comfortable seating area leading through to the kitchen.

KITCHEN

15'7" x 6'11"

Finished with tiled flooring, the kitchen offers access to the rear garden via a UPVC door. Fitted with base and eye-level units, partially tiled walls, stainless steel sink, and radiator. Includes space and plumbing for a washing machine, space for a fridge, and integrated four-ring gas burner, integrated oven, and integrated extractor over. A double glazed window faces the side aspect.

FIRST FLOOR

LANDING

BEDROOM ONE

12'7" x 11'4"

A well-proportioned double bedroom with carpeted flooring, spotlighting, radiator, and double glazed window facing the front aspect.

BEDROOM TWO

11'11" x 9'7"

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

BEDROOM THREE

8'3" x 7'0"

Carpeted flooring, radiator, and double glazed window facing the rear aspect. Includes a storage cupboard housing the gas-powered combination boiler.

FAMILY BATHROOM

7'1" x 4'1"

Finished with vinyl flooring, tiled walls, and panelled ceiling with spotlighting. Fitted with a standing radiator, wash hand basin, toilet, and stand-up shower cubicle with mixer function. A double glazed window faces the side aspect.

OUTSIDE

The property benefits from a slabbed rear garden



secluded by a brick-built perimeter, offering a private and low-maintenance outdoor space. There is access to a brick-built shed and an outside toilet. The garden provides potential to extend, subject to the relevant planning permissions.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: A (Leicester)

Council Tax Rate: £1,605.15

Mains Gas: Yes

Mains Electricity: Yes

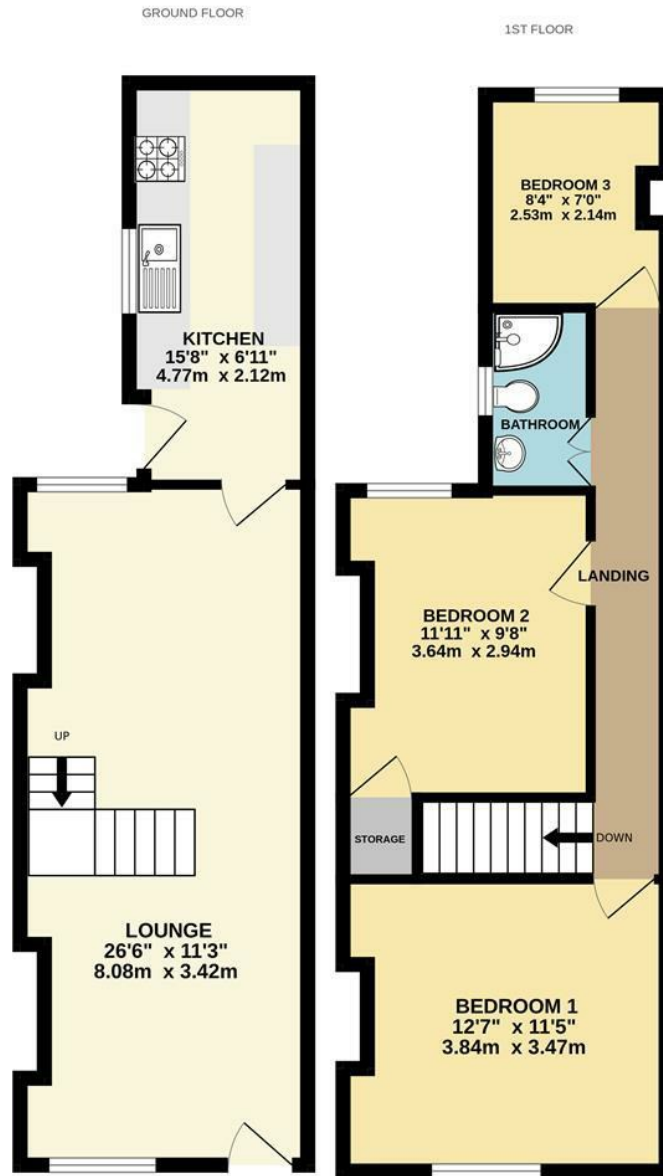
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband





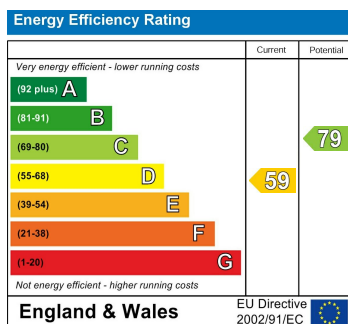


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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