

FREEHOLD



House - End Terrace (EPC Rating: )

Harrington Street, Belgrave, Leicester, LE4 6ET

PRICE:

£245,000

 SETHS



# 3 Bedroom House - End Terrace located in Leicester

**\*\*\* THREE BEDROOMS - DRIVEWAY - END TERRACED - UPGRADING WORKS REQUIRED \*\*\***

Located in the popular Belgrave area, this three-bedroom end-terraced property offers good-sized living accommodation with a private rear garden and rear garage access.

The ground floor comprises an entrance hall, a bay-fronted lounge, a second reception room, a fitted kitchen, a downstairs bathroom, and a separate WC. Upstairs, the property features three bedrooms, with storage space and loft access.

To the rear, there's a slabbed garden with lawn, access to a garage, and a side gate to the front. The home benefits from gas central heating, double glazing, and is located within easy reach of Belgrave Road and local amenities.

**A great opportunity for first-time buyers or investors. Contact Seths to arrange a viewing.**

## ENTRANCE HALL

Accessed via a metal door, carpeted flooring, radiator, stairs leading to the first floor, and access to the lounge.

## LOUNGE

11'3" x 10'7"

Carpeted flooring, radiator, double glazed bay window facing the front aspect, fireplace, open access into the second reception room.

## SITTING ROOM

9'3" x 8'1"

Carpeted flooring, radiator, under-stairs storage cupboard, and access into the lobby.

## LOBBY

Tiled flooring provides access to the kitchen and the downstairs WC.

## DOWNSTAIRS W/C

Tiled flooring, toilet, wash hand basin, partially tiled walls, window facing the right aspect.

## KITCHEN

9'5" x 9'1"

Tiled flooring, space for a fridge, space and gas supply for the burner, plumbing for a washing machine, stainless steel sink, gas-powered combination boiler, window facing the right aspect, wooden door allowing access into the garden. Access to the downstairs bathroom.

## DOWNSTAIRS BATHROOM

8'2" x 4'7"

Accessed via the kitchen, vinyl flooring, polyvinyl

bathtub with electric shower, partially tiled walls, and storage unit.

## FIRST FLOOR

### LANDING

Carpeted flooring, window facing the side aspect, access to all first-floor rooms, hatch to loft.

### BEDROOM ONE

11'5" x 8'10"

Carpeted flooring, window facing the front aspect, inbuilt storage cupboard over the stairs.

### BEDROOM TWO

10'2" x 7'0"

Carpeted flooring, radiator, and window facing the rear aspect.

### BEDROOM THREE

7'1" x 7'0"

Carpeted flooring, radiator, and window facing the rear aspect.

## OUTSIDE

Rear garden features slabbed patio and a grass lawn with path leading to the end of the garden. Access to a garage via wooden door and to the front via wooden gate. Garden is secluded by mature hedging along the border.

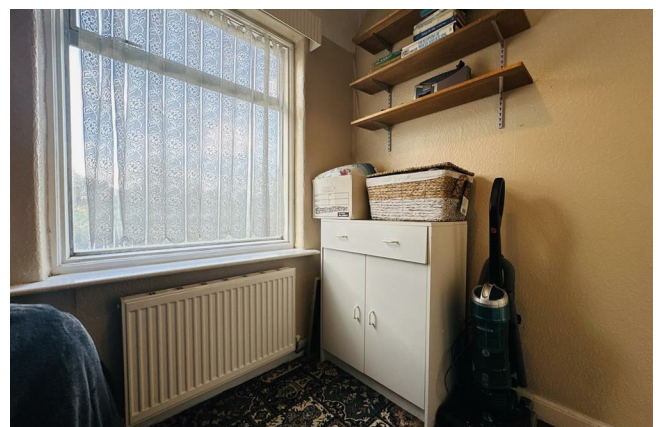
## COUNCIL TAX BAND - A

## FREEHOLD

## ADDITIONAL INFORMATION

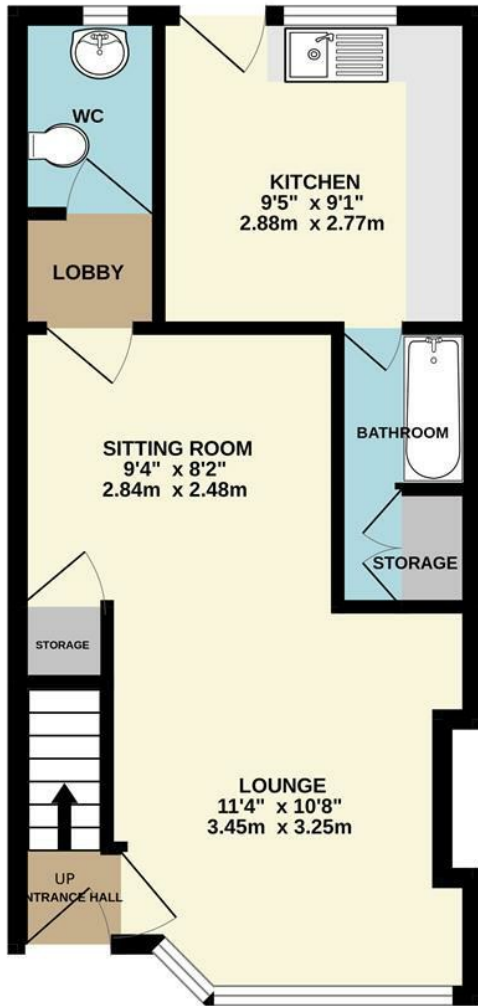


Tenure: Freehold  
EPC rating: TBC  
Council Tax Band: A  
Council Tax Rate: £1,605.15  
Mains Gas: Yes  
Mains Electricity: Yes  
Mains Water: Yes  
Mains Drainage: Yes  
Broadband availability: Superfast Broadband

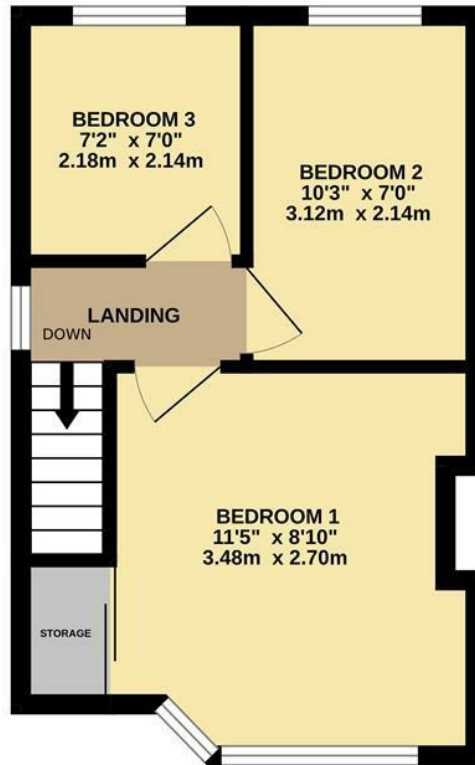




GROUND FLOOR



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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