

FREEHOLD



House - End Terrace (EPC Rating: D)

St Michaels Avenue, Belgrave, Leicester, LE4 7AG

PRICE:

£275,000

 SETHS

 3  1  2  D

# 3 Bedroom House - End Terrace located in Leicester

**\*\*\* READY TO MOVE INTO - BELGRAVE - THREE BEDROOMS \*\*\***

Seths are delighted to present this spacious three-bedroom end-terrace home on St Michaels Avenue in Belgrave, offering generous living space across two floors.

The ground floor features a bright bay-fronted lounge flowing into a second sitting room and a modern kitchen with integrated appliances, breakfast bar, and space for a washing machine and fridge. A useful lobby leads to the downstairs bathroom, complete with a shower cubicle.

Upstairs, there are three well-proportioned bedrooms, two with inbuilt storage, and a landing providing access to all rooms. Outside, the low-maintenance slabbed garden is secluded by fencing with gated access to a shared passage.

For more information or to book your viewing, contact Seths today.

## GROUND FLOOR

### LOUNGE

11'5" x 11'0"

Entered via a UPVC front door, the lounge features laminate flooring, a double glazed bay window overlooking the front aspect, and a storage cupboard housing the meters and consumer unit. The room benefits from a radiator and open access into the sitting room, with a further under-stairs storage cupboard and stairs leading to the first floor.

### SITTING ROOM

12'0" x 11'0"

With continuation of the laminate flooring, this spacious sitting room includes a radiator and double glazed window to the rear aspect. Access is provided directly into the kitchen.

### KITCHEN

16'8" x 6'0"

The kitchen is fitted with tile flooring and partially tiled walls, featuring a range of base and eye-level units. Integrated appliances include a four-ring gas burner, grill, oven, and extractor fan. Additional amenities include a breakfast bar, integrated dishwasher, plumbing and space for a washing machine, stainless steel sink, and recess for a fridge. A double glazed window faces the side aspect, with radiator heating and open access to the lobby.

### LOBBY

With tiled flooring, the lobby gives access to the rear garden via a UPVC door, and further access into the

downstairs bathroom. A hatch provides access to additional storage.

### BATHROOM

Fully tiled with tile flooring and walls, this bathroom comprises a standing shower cubicle with mixer function, toilet, wash hand basin, and a double glazed window to the right aspect.

## FIRST FLOOR

### LANDING

With carpeted flooring and a radiator, the landing provides access to all rooms on the first floor.

### BEDROOM ONE

12'7" x 11'5"

A generous double bedroom with carpeted flooring, radiator, inbuilt storage cupboard, and a double glazed window facing the front aspect.

### BEDROOM TWO

12'0" x 9'6"

Another well-sized bedroom with carpet flooring, radiator, double glazed window to the rear, and a storage cupboard located over the stairs which includes a hatch for loft access.

### BEDROOM THREE

12'11" x 6'2"

A functional single bedroom with carpeted flooring, radiator, and a double glazed window overlooking the rear aspect.



#### **OUTSIDE**

The rear garden features a slabbed patio surface with access to a shared passageway via wooden gate, bordered by a combination of brick-built and wooden fencing

#### **FREEHOLD**

#### **COUNCIL TAX BAND - A**

#### **ADDITIONAL INFORMATION**

Tenure: Freehold

EPC rating: D

Council Tax Band: A (Leicester)

Council Tax Rate: £1,605.15

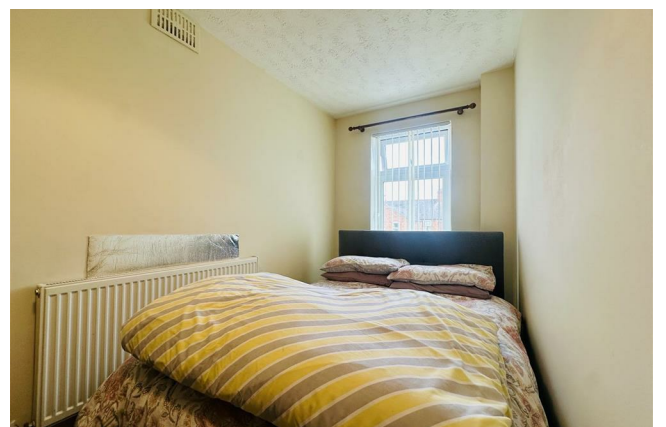
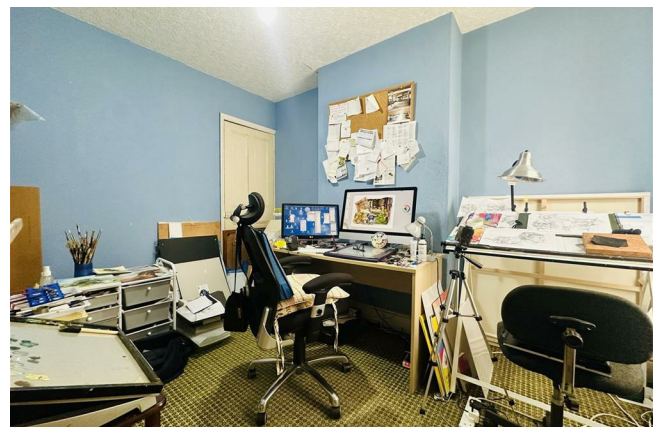
Mains Gas: Yes

Mains Electricity: Yes

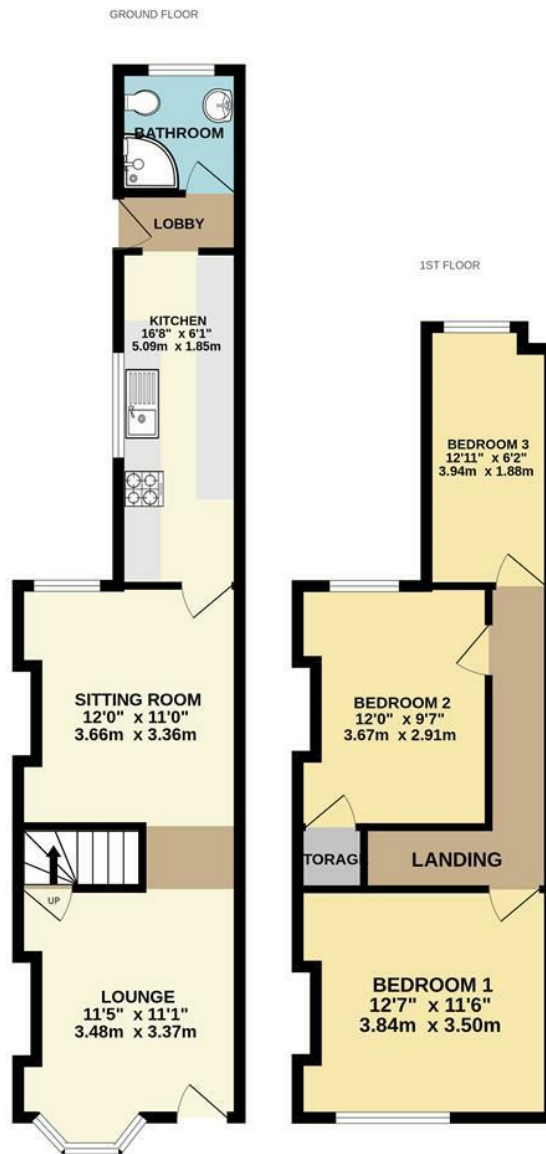
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband





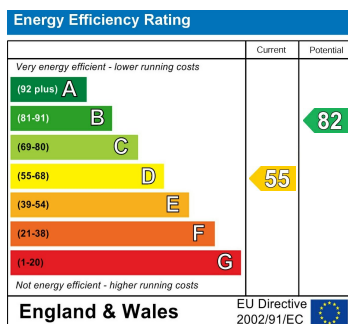


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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