

LEASEHOLD



House - Townhouse (EPC Rating:)

**23 SOUTHEY CLOSE, BELGRAVE, LEICESTER, LE4
6DT**

Offers Over

£150,000

SETHS



2 Bedroom House - Townhouse located in Leicester

*** TWO BEDROOM - MAISONNETTE - LEASEHOLD - BELGRAVE ***

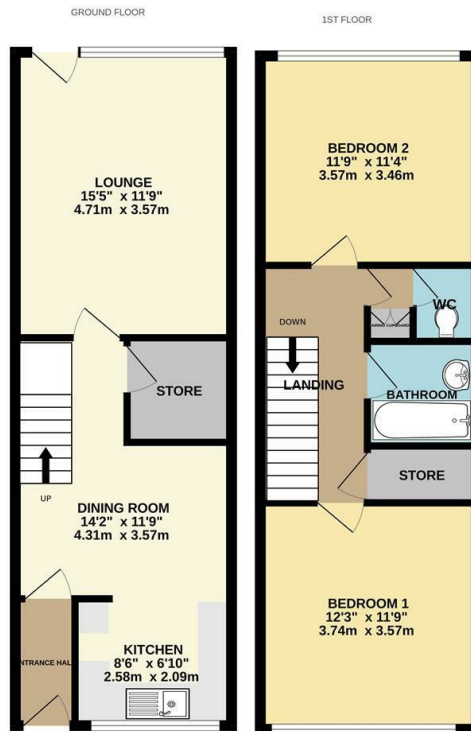
A spacious two-bedroom maisonette located in a popular residential area, ideal for first-time buyers or investors.

The ground floor offers a welcoming entrance hall with storage, a generous lounge with access to the private rear garden, and an open-plan diner with access to a fitted kitchen. Additional ground-floor storage rooms provide practical space.

Upstairs, there are two double bedrooms, a separate WC, and storage. Outside, the rear garden features a paved patio, a grass lawn, a shed, and a secure metal gate to the rear access.

Further benefits include double glazing, communal parking, and excellent local amenities and transport links.

Leasehold | Contribution Towards Heating and Hot Water Included | Viewing Highly Recommended



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. Made with Metropix C2025

Council Tax Band

A

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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