FREEHOLD

House - Terraced

BROADHURST STREET
BELGRAVE
LEICESTER
LE4 6NF

Offers Over:

£220,000

FEATURES

- Two Bedrooms
- Two Reception Rooms
- Gas Central Heating
- No Chain
- Garden
- Terraced Home
- Double Glazed
- Freehold
- Ideal First Time Purchase
- Belgrave

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SETHS

2 Bedroom House - Terraced located in Leicester

LOUNGE
11'5" x 11'1"
Laminate flooring, radiator, double-glazed window facing the front aspect providing access into the dining room

DINING ROOM
11'11" x 11'1"
Laminate flooring, radiator, double-glazed window facing the rear aspect leading to the lobby, storage cupboard located under the stairs and stairs leading to the first floor.

LOBBY
Tiled flooring, base and eye level units, wooden door leading to the garden and access into the kitchen.

KITCHEN
8'6" x 6'2"
Tiled flooring, base and eye level units, plumbing and space for a washing machine, stainless steel sink, integrated four-ring gas burner with extractor over, space for fridge, double glazed window facing the rear side aspect.

FIRST FLOOR

LANDING
Carpeted flooring, radiator, providing access to all rooms on the first floor and loft.

BEDROOM 1
12'8" x 11'5"
Laminate flooring, radiator, double-glazed window facing the front aspect, storage cupboard located over the stairs

BEDROOM 2
12'1" x 9'10"
Laminate flooring, radiator, double-glazed window facing the rear aspect.

BATHROOM
Vinyl flooring, radiator, wash hand basin, toilet, polyvinyl bathtub, storage cupboard, including gas-powered combination boiler.

OUTSIDE
Outside, to the rear, the garden features concrete slabbing, brick-built storage cupboards, outside toilet, secluded by a combination of brick-built and wooden perimeter.

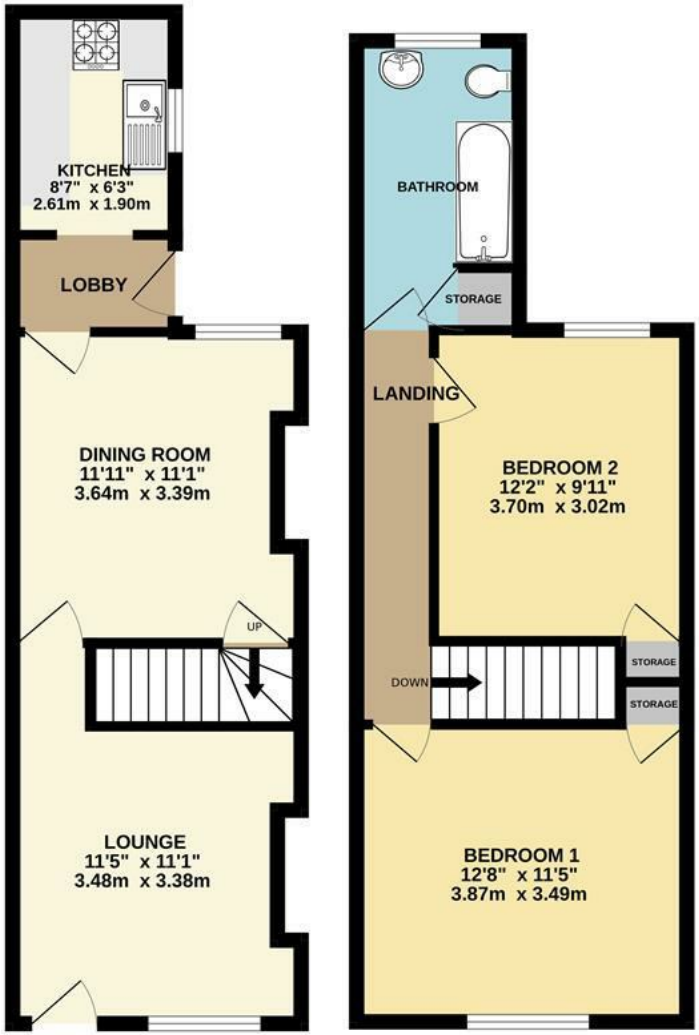
FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: D
Council Tax Band: A
Council Tax Rate: £1,457.01
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Fibre

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

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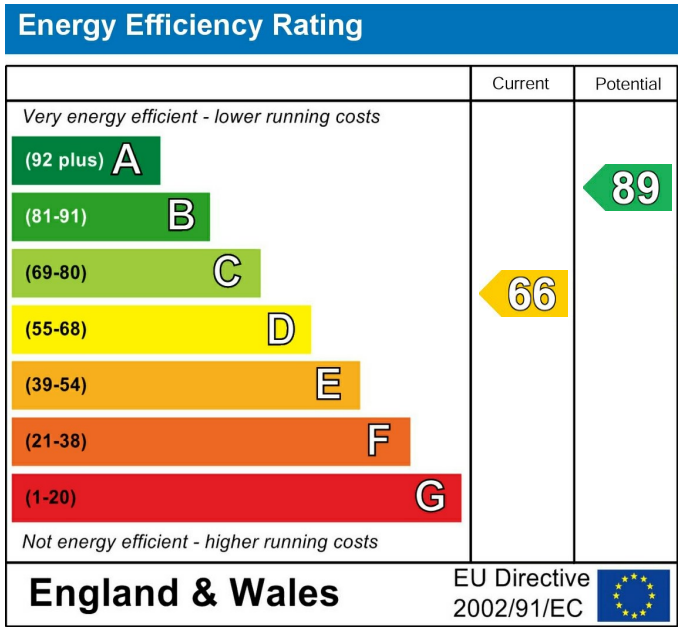

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SETHS