House - Terraced (EPC Rating: D)

# Marjorie Street, Belgrave, Leicester, LE4 5GW

## Offers Over

# £220,000

SETHS

2 1 2 D

# 2 Bedroom House - Terraced located

***** PRICED TO SELL - TWO BEDROOMS - TERRACED - BELGRAVE *****

**Seths are proud to present this two-bedroom terraced home located on Marjorie Street in Belgrave, offered to the market with an ample-sized rear garden and excellent potential to extend (subject to planning permission).**

**The property opens into a welcoming lounge with modern LVT flooring and a storage cupboard housing the utilities, leading through to a spacious sitting room overlooking the rear aspect. To the rear, the fitted kitchen includes wall and base units, integrated fridge and freezer, stainless steel sink, and plumbing for appliances, with a UPVC door providing direct access into the garden.**

**On the first floor, there are two generous double bedrooms and a well-proportioned family bathroom complete with bathtub and shower over, wash basin, and WC.**

**Externally, the property boasts a substantial rear garden, currently paved and enclosed with a brick-built perimeter. Additional features include an outside storage shed, an outdoor WC, and a canopy fitted across the garden providing year-round use.**

**Contact Seths Today to Arrange A Viewing - 0116 266 9977**

## GROUND FLOOR

### LOUNGE
10'10" x 10'8"
Finished with LVT flooring, with a double glazed window to the front aspect and access via a UPVC front door. A storage cupboard houses the gas and electric meters, as well as the consumer unit. Access through to the sitting room.

### SITTING ROOM
12'2" x 11'1"
Spacious reception room with LVT flooring, radiator, and a double glazed window overlooking the rear garden. Provides access to the kitchen and stairs to the first floor.

### KITCHEN
11'11" x 5'10"
Fitted with a range of base and eye-level units, stainless steel sink, integrated four-ring gas hob with oven and extractor over, inbuilt fridge and freezer, and plumbing for a washing machine. Houses the gas combination boiler, radiator, and features partially tiled walls. Double glazed window to the side aspect and UPVC door leading to the garden.

## FIRST FLOOR

### LANDING
Laminate flooring with radiator and hatch access to the loft. Doors to all first-floor rooms.

### BEDROOM ONE
12'11" x 10'8"
A double bedroom with laminate flooring, radiator, and a double glazed window to the front aspect.

### BEDROOM TWO
12'2" x 9'10"
A second double bedroom with laminate flooring, radiator, and a double glazed window overlooking the rear aspect.

### BATHROOM
11'11" x 5'11"
A generous bathroom fitted with a polyvinyl bath tub with electric shower over, wash hand basin, and WC. Finished with LVT flooring, partially tiled walls, radiator, and a double glazed window to the side aspect.

### OUTSIDE
The property boasts an ample-sized paved rear garden,

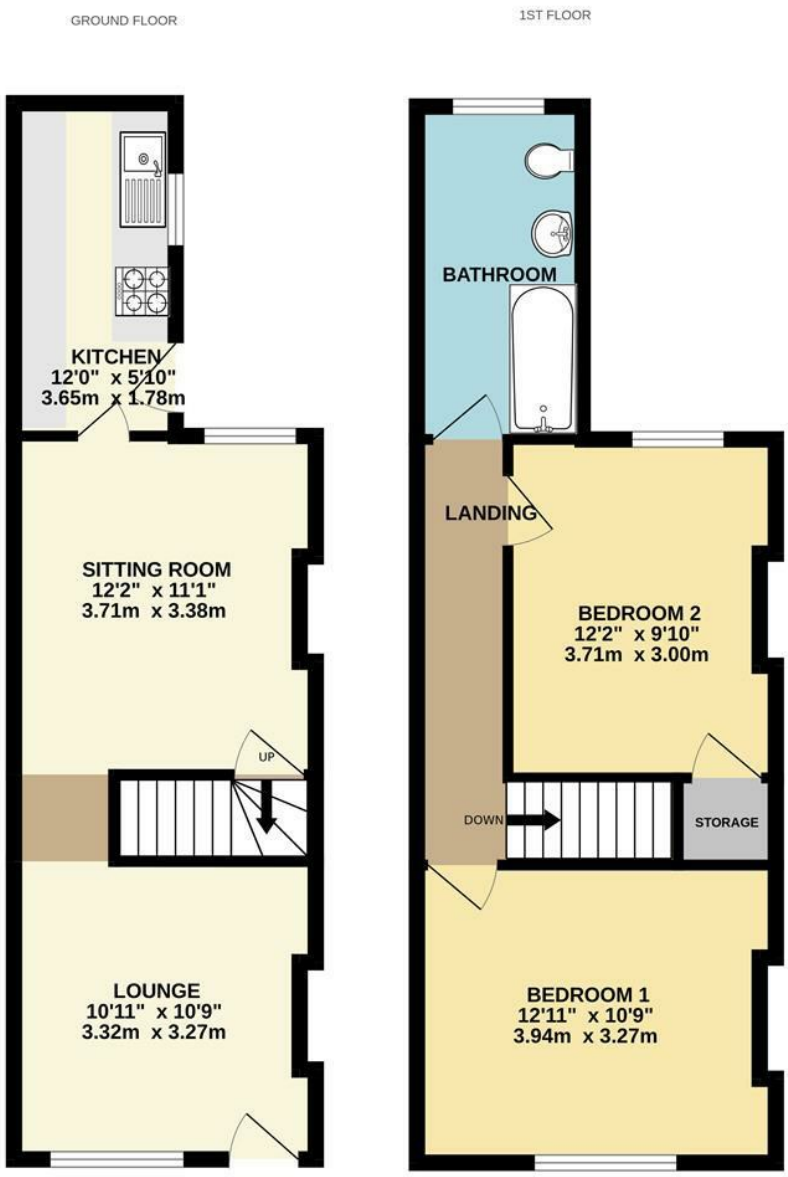
enclosed by a brick-built perimeter. A brick-built outhouse provides a useful storage shed and an outside WC. The current owners have also added a canopy, offering year-round weather protection across the garden.

## 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

## FREEHOLD

## COUNCIL TAX BAND - A




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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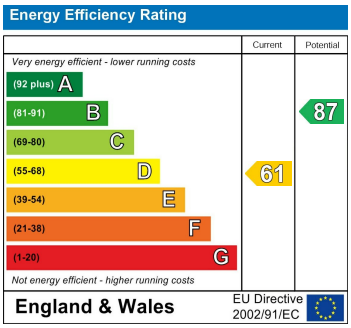
Council Tax Band

A

Energy Performance Graph

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS