

FREEHOLD



House - Semi-Detached

HIGHBURY ROAD BELGRAVE LEICESTER LE4 6FW

PRICE:

£280,000

FEATURES

- Three Bedrooms
- Cul de Sac
- Driveway for three vehicles
- Gas Central Heating
- Belgrave
- Extended End Terraced
- No Onward Chain
- Double Glazing
- Bathroom on Ground Floor
- Two Reception Rooms



 **SETHS**

3 Bedroom House - Semi-Detached located in Leicester

ENTRANCE HALL

Carpeted flooring, radiator, stairs leading to the first floor, access into the lounge.

LOUNGE

12'9" x 11'7"

Carpeted flooring, radiator, double-glazed window facing the front aspect, access into the sitting room

SITTING ROOM

14'5" x 8'9"

Carpeted flooring, radiator, open access into the kitchen, bathroom access, storage cupboard under the stairs, gas-powered combination boiler.

KITCHEN

Tiled flooring, partially tiled walls, base level and eye level units, integrated four-ring gas burner, stainless steel sink, spotlighting

BATHROOM

Tiled flooring, tiled walls, toilet, wash hand basin with unit, standing shower with mixer function, double glazed window facing the rear aspect.

FIRST FLOOR

LANDING

Carpeted flooring, providing access to all bedrooms and loft.

BEDROOM 1

11'7" x 9'10"

Carpeted flooring, radiator, double-glazed window facing the front aspect, store located over the stairs.

BEDROOM 2

10'0" x 7'6"

Carpeted flooring, radiator, double-glazed window facing the rear aspect.

BEDROOM 3

Carpeted flooring, radiator, double-glazed window facing the rear aspect.

OUTSIDE

The front of the property features a spacious driveway with room for at least three vehicles, providing convenient off-road parking. Positioned at the end of a tranquil cul-de-sac, the property enjoys the added benefit of a large front garden. Enclosed by wooden fencing, the garden boasts a concrete layout. A wooden door offers access to the garden area, while entry into the property is facilitated through a uPVC door leading into the entrance hall. The rear garden is bordered by wooden fencing and brick structures, ensuring privacy and security. It comprises a paved slab patio area leading onto a well-maintained grass garden

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: E

Council Tax Band: B

Council Tax Rate: £1,699.85

Mains Gas: Yes

Mains Electricity: Yes

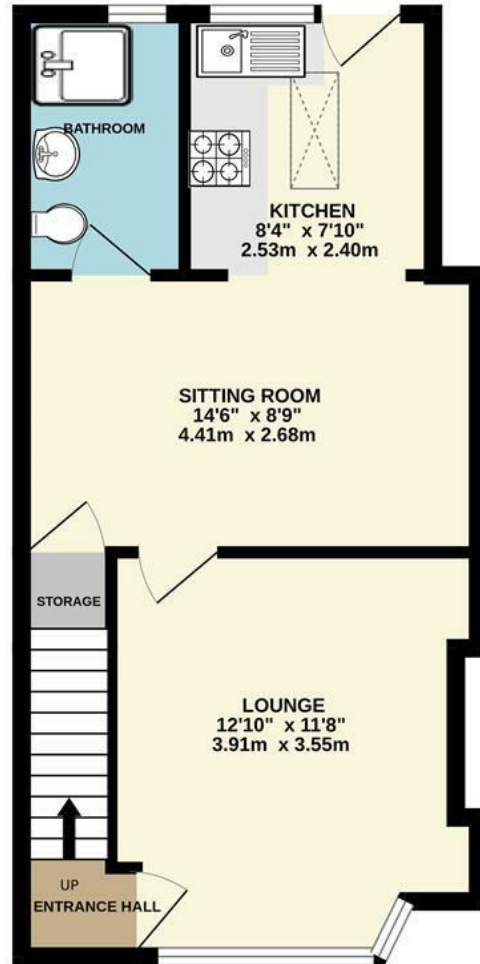
Mains Water: Yes

Mains Drainage: Yes

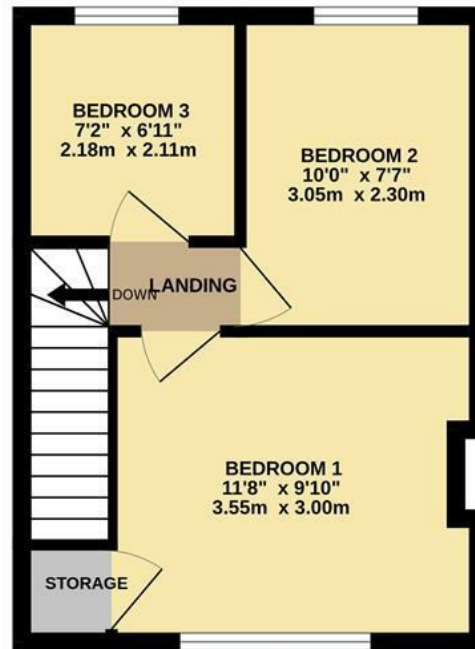
Broadband availability: Fibre



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Council Tax Band

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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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