

FREEHOLD



House - Terraced

ROTHERBY AVENUE BELGRAVE LEICESTER LE4 6HA

Offers Over

£270,000

FEATURES

- Mid Terraced House
- Three Bedrooms
- Driveway for Two Vehicles
- Gas Central Heating
- Kitchen/Diner
- Popular Location
- Recently Refurbished
- Garden
- Ideal Family Home
- Double Glazing



 **SETHS**

3 Bedroom House - Terraced located in Leicester

ENTRANCE HALL

LOUNGE

13'7" x 12'1"

Lino flooring, radiator, double glazed window facing the front aspect, storage cupboard located under the stairs.

KITCHEN/DINER

15'1" x 8'11"

Laminate flooring, stainless steel wash hand basin, integrated extractor, double glazed window facing the rear aspect, radiator, space for a washer, gas powered combination boiler, base level and eye level units.

BATHROOM

Laminate flooring, toilet, wash hand basin, polyvinyl bathtub with electric shower over, partially tiled walls, double glazed window facing the rear side aspect.

W/C

Laminate flooring, toilet

FIRST FLOOR

LANDING

Carpeted flooring, access to all rooms on the first floor

BEDROOM 1

15'2" x 9'8"

Carpeted, radiator, double glazed window facing the front aspect, storage cupboard located over the stairs.

BEDROOM 2

10'6" x 9'11"

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

BEDROOM 3

7'11" x 7'8"

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

OUTSIDE

To the front you will find parking for two vehicles on the block paved drive, secluded by metal and wooden fencing along the sides, wooden gate accessing shared passage leading to the garden. The garden is secluded by wooden fencing along the perimeter, Garden is block paved which extends onto a grass lawn with the addition of a wooden patio area perfect for relaxation and entertainment.

FREEHOLD

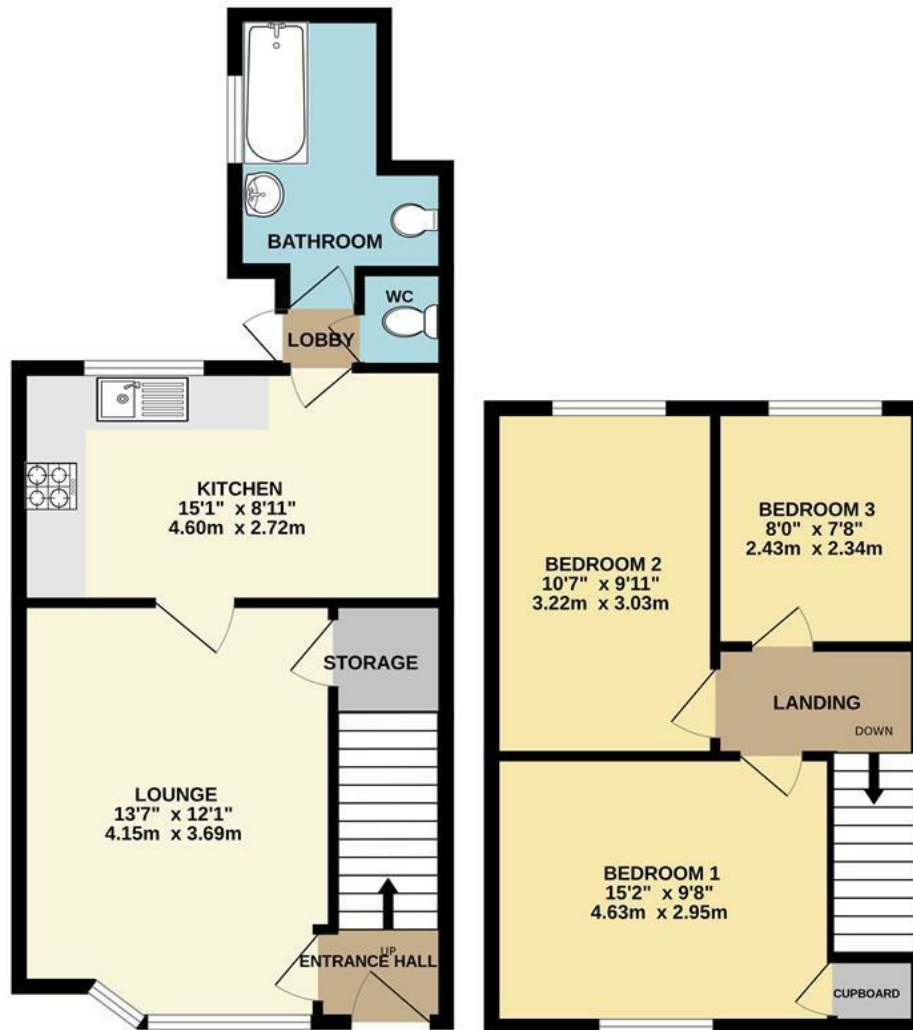
COUNCIL TAX BAND - A



BELGRAVE OFFICE SALES | 20 LOUGHBOROUGH ROAD, LEICESTER, LE4 5LD

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.4 sq.m.) approx.

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 Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.