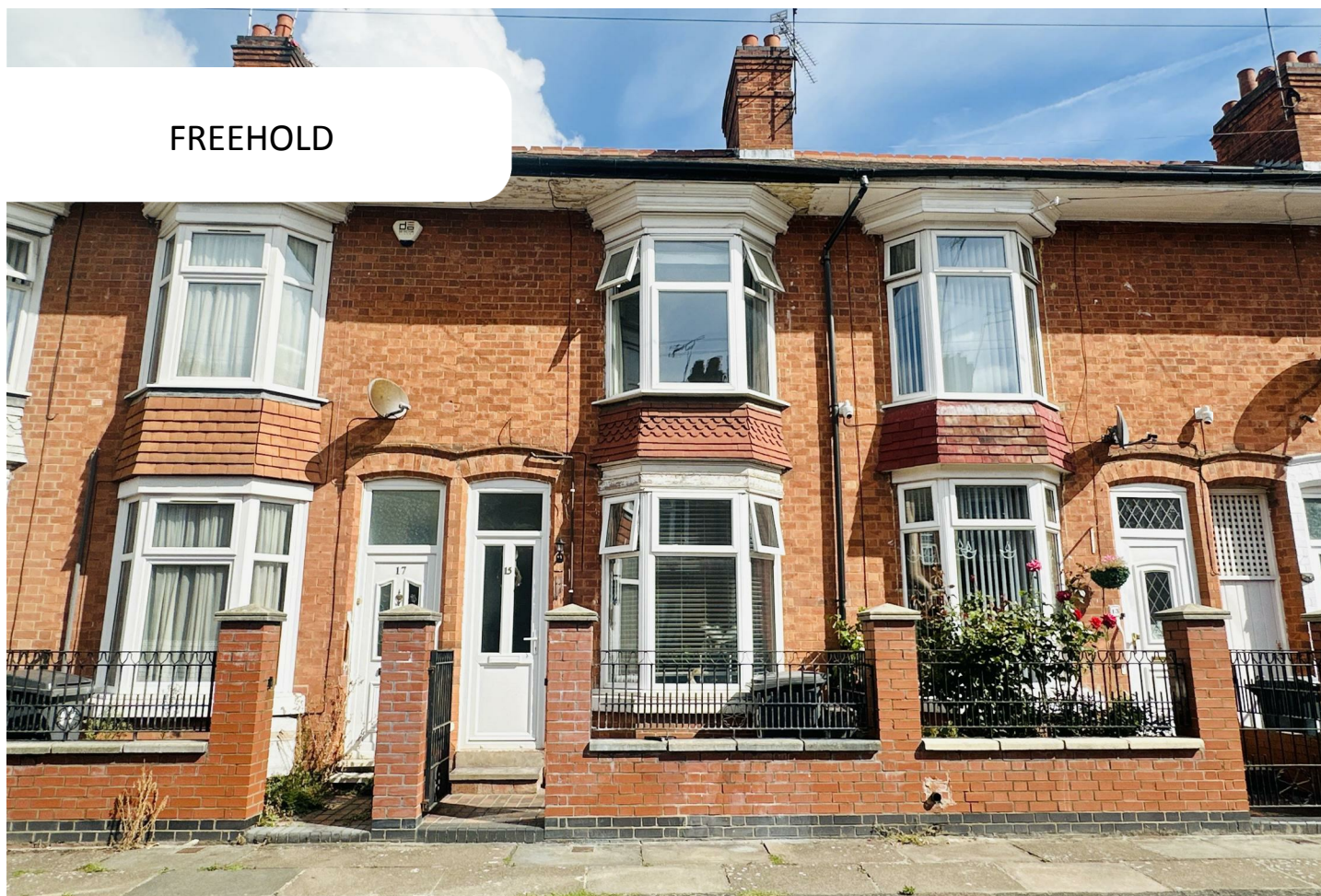


FREEHOLD



House - Terraced (EPC Rating: D)

Ellis Avenue, Belgrave, Leicester, LE4 5LB

Offers Over

£280,000



3 Bedroom House - Terraced located in Leicester

***** THREE LARGE BEDROOMS - IDEAL FAMILY HOME - NO ONWARD CHAIN - BELGRAVE *****

Seths are delighted to present this three-bedroom terraced home, located on Ellis Avenue in Belgrave and offered to the market with no onward chain.

To the front, the property features a block-paved garden enclosed by a brick-built boundary and gated entry. To the rear, a very well-maintained garden is sectioned into a patio dining area and a gravelled garden with slabbed pathways, with access to a shared passage leading to the front.

The ground floor comprises a welcoming lounge with a bay window, open access into a dining room, and a spacious kitchen fitted with units and appliances, which leads through to a lobby providing access to the bathroom, separate WC, and the garden.

Upstairs, the first floor offers three well-proportioned bedrooms, all doubles, along with access to the loft space.

This property represents an excellent opportunity for buyers seeking a family home in the heart of Belgrave, close to local amenities, schools, and transport links.

Contact Seths today to arrange a viewing - 0116 266 9977

GROUND FLOOR

LOUNGE

11'10" x 10'10"

Finished with laminate flooring, featuring a double-glazed bay window to the front aspect, accent lighting, and open access into the dining room.

DINING ROOM

11'10" x 11'3"

Laminate flooring, radiator, and a double-glazed window overlooking the rear garden. Stairs lead to the first floor, with direct access into the kitchen.

KITCHEN

17'9" x 7'0"

A well-sized kitchen fitted with base and eye-level units, integrated four-ring electric hob with oven and extractor over, and stainless steel sink. Space provided for a double fridge and plumbing/space for a washer. Includes laminate flooring, radiator, partially tiled walls, panelled ceiling, and two double-glazed windows to the side aspect. Houses the gas-powered combination boiler. Provides access into the rear lobby.

LOBBY

Finished with tiled flooring, providing access into the family bathroom, WC, and garden via UPVC door.

BATHROOM

Tiled flooring, partially tiled walls, spotlighting, panelled ceiling, standing radiator, wash hand basin, and side-facing double-glazed window.

W/C

Tiled flooring, partially tiled walls, panelled ceiling with spotlighting, fitted with toilet and wash hand basin, side-facing window.

FIRST FLOOR

LANDING

Provides access to all first-floor rooms, with a radiator and loft access hatch, laminate flooring.

BEDROOM ONE

11'10" x 10'11"

Laminate flooring, radiator, and double-glazed bay window to the front aspect.

BEDROOM TWO

11'4" x 8'10"

Laminate flooring, radiator, double-glazed window to the rear aspect, and storage cupboard located over the stairs.



BEDROOM THREE

11'9" x 7'1"

Laminate flooring, radiator, and double-glazed window overlooking the rear aspect.

COUNCIL TAX BAND - A

FREEHOLD

OUTSIDE

To the front, the property benefits from a block-paved garden enclosed by a brick-built perimeter and accessed via a metal gate. To the rear, the property boasts a very well-maintained garden, thoughtfully sectioned into a wooden-decked patio area ideal for outdoor dining and relaxation, as well as a gravel garden with slabbed pathways. A rear passage provides access to the front of the property.

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,605.15

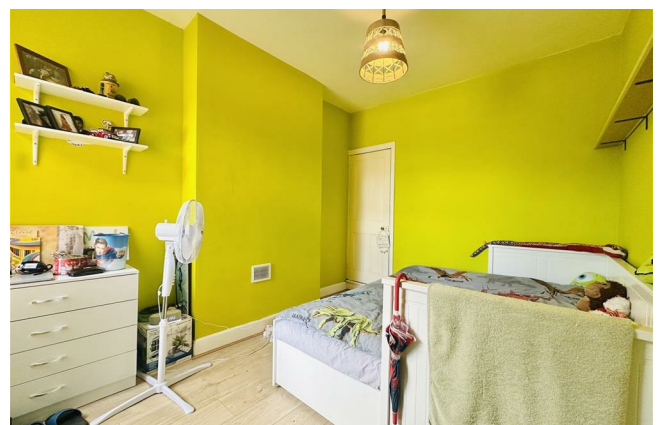
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

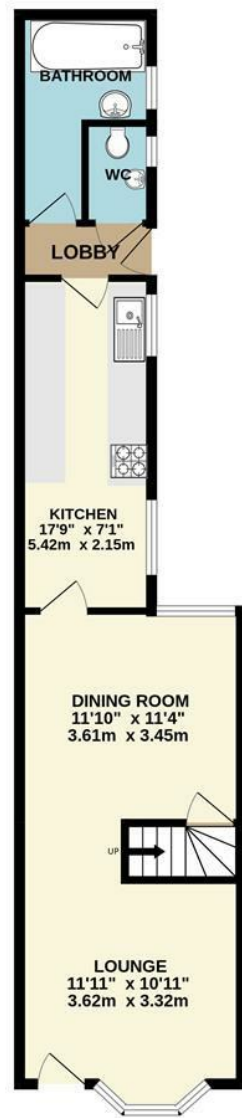
Mains Drainage: Yes

Broadband availability: Superfast Broadband

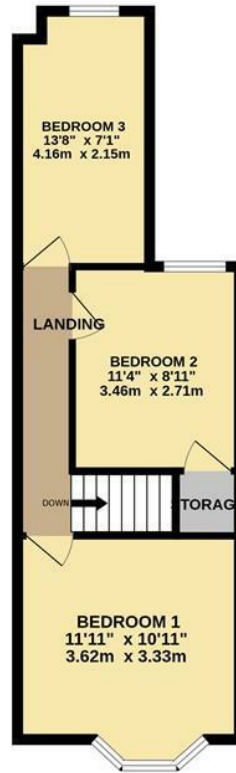




GROUND FLOOR



1ST FLOOR

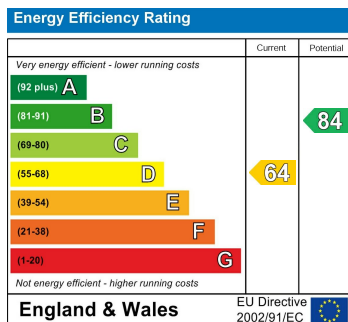


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

A

Energy Performance Graph



Call us on

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sales@seths.co.uk

www.seths.co.uk

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.