House - Terraced

DUNDONALD ROAD
BELGRAVE
LEICESTER
LE4 5GD

Offers Over

£260,000

FEATURES

- Three Bedrooms
- Shower Room
- Double Glazing
- Open Plan Lounge And Sitting Room
- No Chain
- Extended Terraced House
- W/C
- Gas Central Heating
- Belgrave
- Garden

3 1 2 D

SETHS

3 Bedroom House - Terraced located in Leicester

LOUNGE
11'5" x 10'6"
Wooden flooring, radiator, double-glazed window facing the front aspect, storage cupboard to include gas, electric meters and consumer unit, open access into the sitting room

SITING ROOM
11'8" x 10'5"
Wooden flooring, fireplace, radiator, double-glazed window facing the rear aspect, access into the kitchen and stairs leading up to the first floor.

KITCHEN
12'1" x 5'11"
Tiled walls, partially tiled walls, base and eye level units, double glazed window facing the side aspect, gas-powered combination boiler, integrated four ring gas burner with oven, stainless steel sink, plumbing available for a washing machine.

LOBBY
Tiled flooring, wooden door leading to the garden, access to W/C and Shower Room.

W/C
Tiled flooring, wash hand basin, toilet, radiator, double glazed window facing the side aspect.

SHOWER ROOM
Tiled flooring, partially tiled walls, polyvinyl bathtub, with electric shower, wash hand basin, radiator, double glazed window facing the side aspect.

FIRST FLOOR

LANDING
Carpeted flooring, provides access to all rooms on the first floor.

BEDROOM 1
12'1" x 11'3"
Carpeted flooring, double-glazed window facing the front aspect, radiator, and storage cupboard over the stairs.

BEDROOM 2
11'8" x 9'0"
Carpeted flooring, radiator, double-glazed window facing the rear aspect

BEDROOM 3
12'2" x 6'2"
Carpeted flooring, radiator, double-glazed window facing the side aspect, storage cupboard.

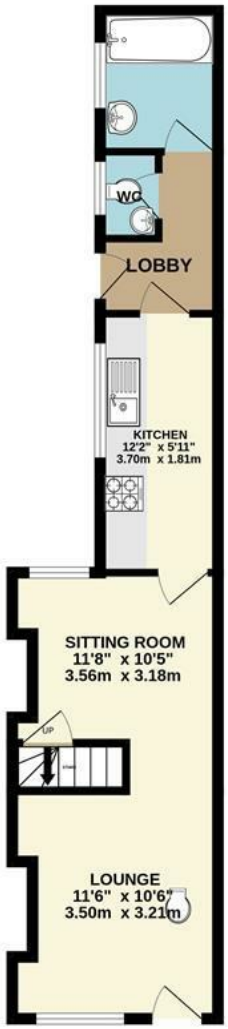
OUTSIDE
To the rear, the garden features a concrete slabbed surface and is secluded by a brick-built perimeter, and a wooden gate leading to a shared access passage.

FREEHOLD

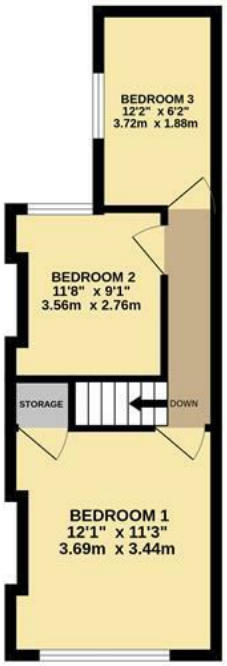
COUNCIL TAX BAND - A

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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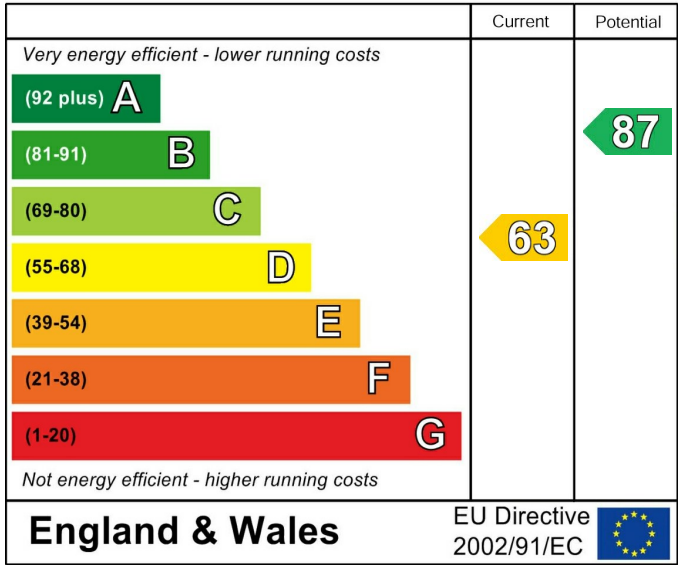
Council Tax Band

A

Energy Efficiency Rating



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