FREEHOLD

House - Semi-Detached (EPC Rating: D)

Bernards Avenue, Belgrave, Leicester, LE4 5EW

PRICE:

£299,950

SETHS

3 1 2 D

3 Bedroom House - Semi-Detached located in Leicester

***** NO CHAIN - BELGRAVE - OFF ROAD PARKING - GARAGE - LARGE RECEPTION ROOMS *****

Seths are pleased to present this three-bedroom semi-detached home located on St Bernards Avenue in the popular Belgrave area, offered to the market with no onward chain.

The property benefits from a concrete driveway providing parking for two vehicles, a detached garage, and a low-maintenance rear garden featuring both a lawned and paved area, ideal for outdoor seating and entertaining.

Internally, the home comprises an entrance hall, a spacious front lounge with a bay window, a separate sitting room overlooking the rear garden, and a fitted kitchen with integrated appliances and access to the garden. Upstairs offers three well-proportioned bedrooms and a family bathroom with a shower cubicle.

Call Seths Today to Arrange A Viewing - 0116 266 9977.

GROUND FLOOR

PORCH
Vinyl flooring, accessed via a wooden door, providing entry into the main accommodation.

ENTRANCE HALL
13'6" x 6'6"
Carpeted flooring, radiator, double-glazed window to the side aspect, storage cupboard, and stairs leading to the first floor. Provides access to all ground floor rooms.

LOUNGE
11'6" x 10'6"
Carpeted flooring, radiator, and double-glazed bay window overlooking the front aspect.

SITTING ROOM
12'1" x 11'6"
Carpeted flooring, radiator, and double-glazed window facing the rear aspect.

KITCHEN
7'6" x 6'4"
Finished with vinyl flooring and partially tiled walls. Fitted with base and eye-level units, integrated four-ring gas hob with integrated oven and extractor hood, stainless steel sink, and plumbing for a washing machine. UPVC door provides access to the garden, and a double-glazed window faces the rear aspect. A storage cupboard is accessed from the kitchen, housing the consumer unit, gas meter, and electric meter, with an additional double-glazed window to the side aspect.

FIRST FLOOR

LANDING
7'7" x 6'6"
Carpeted flooring, double-glazed window facing the side aspect, hatch to loft access, and access to all first-floor rooms.

BEDROOM ONE
11'6" x 10'7"
Carpeted flooring, radiator, and double-glazed window facing the front aspect.

BEDROOM TWO
12'2" x 11'5"
Carpeted flooring, radiator, and double-glazed window facing the rear aspect.

BEDROOM THREE
7'4" x 6'7"
Carpeted flooring, radiator, and double-glazed window facing the front aspect.

BATHROOM
6'11" x 6'6"
Finished with vinyl flooring and partially tiled walls, comprising a shower cubicle with electric shower, toilet, wash hand basin, radiator, storage cupboard, and a double-glazed window to the rear aspect.

OUTSIDE
To the front, the property offers a concrete driveway

large enough to accommodate two vehicles. Access to the property is provided via a UPVC entrance door, while a wooden side gate allows access to the rear garden. A metal up-and-over door provides entry to the detached garage.
To the rear, there is a low-maintenance garden with a concrete patio area, grassed lawn, and outside storage shed, all enclosed by wooden fencing along the boundary. A wooden gate provides access back to the front.

GARAGE

FREEHOLD

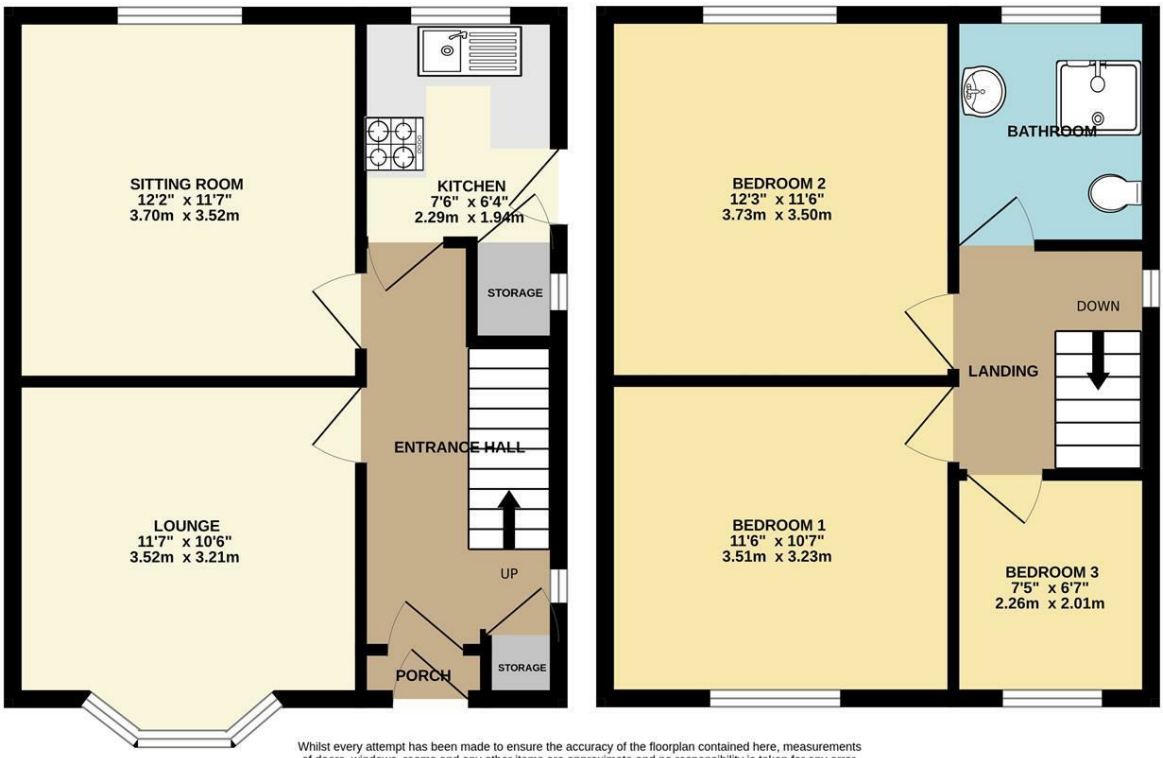
COUNCIL TAX BAND - B

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: D
Council Tax Band: B (Leicester)
Council Tax Rate: £1,872.67
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

RAK

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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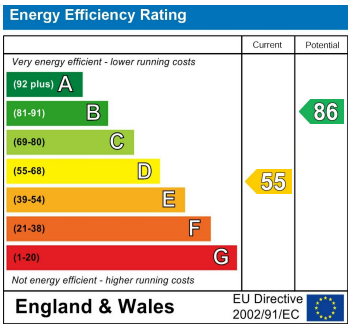
Council Tax Band

B

Energy Performance Graph



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