FREEHOLD

House - Terraced (EPC Rating:)

VANN WALK, BELGRAVE, LEICESTER, LE4 5JX

PRICE:

£270,000

SETHS

3 1 2

3 Bedroom House - Terraced located

***** NO CHAIN - THREE BEDROOMS TERRACED - BELGRAVE - IDEAL FAMILY HOME *****

Seths Estate Agents are pleased to present this spacious three-bedroom terraced home on Vann Walk, Belgrave. An ideal choice for first-time buyers or investors.

The ground floor comprises an entrance hall leading to the lounge with carpeted flooring and two double-glazed windows, a well-sized kitchen with integrated gas hob and oven, space for a washing machine and fridge, and an adjacent dining room with UPVC door access to the garden. A downstairs WC and useful storage space complete this level.

Upstairs, there are three well-proportioned bedrooms, all with double glazing and carpeted floors. The bathroom is fitted with an accessible walk-in shower.

Outside, the property includes a small front yard and a rear garden with a brick-built shed, paved surfacing, and a disabled ramp for easy access.

Viewing by appointment only. Contact Seths Estate Agents at 0116 266 9977.

ENTRANCE HALL
The entrance hall has vinyl flooring and a radiator and provides access to the kitchen, lounge, and a downstairs WC, with storage space located under the stairs. Stairs lead to the first floor, and entry to the property is via a UPVC door.

LOUNGE
12'1" x 11'1"
This room features carpeted flooring, a radiator, and two double-glazed windows facing the rear aspect, providing ample natural light.

KITCHEN
9'3" x 8'4"
The kitchen has vinyl-tiled flooring, partially tiled walls, and both base and eye-level units. It includes a stainless steel sink with a mixer tap, space for a fridge, and plumbing for a washing machine. The integrated four-point gas burner, oven, and extractor hood are all included. A double-glazed window faces the front aspect, and there's access to the dining room.

DINING ROOM
10'3" x 8'5"
This room features vinyl flooring, a radiator, and a double-glazed window facing the rear aspect. A UPVC door allows easy access to the garden.

DOWNSTAIRS W/C
This room has vinyl flooring, a toilet, and a wash basin with a double-glazed window facing the front aspect.

FIRST FLOOR

LANDING
The landing has concrete flooring and provides access to all first-floor rooms. There's a hatch for loft access and a storage cupboard.

BEDROOM ONE
12'2" x 9'5"
This bedroom has carpeted flooring, a radiator, an in-built storage cupboard, and a double-glazed window overlooking the rear aspect.

BEDROOM TWO
10'1" x 10'0"
This room includes carpeted flooring, a radiator, and a double-glazed window facing the rear aspect.

BEDROOM THREE
9'4" x 7'2"
This bedroom features carpeted flooring, a radiator, and a double-glazed window overlooking the front aspect. It also includes a storage cupboard housing a gas-powered combination boiler.

BATHROOM
The bathroom has vinyl flooring, partially tiled walls, and a radiator. It includes a wash basin with a unit, a toilet, and a double-glazed window facing the front aspect. The ceiling is panelled, and there is a standing shower cubicle with polyvinyl flooring, built with accessible features such as a mixer shower and a foldable seat.

OUTSIDE
The front of the property includes a small yard with concrete surfacing and steps leading up to the main

entrance. To the rear, the garden is fully enclosed by a mix of brick-built and wooden fence perimeters, providing privacy and security. The garden itself is paved with concrete slabs, featuring a ramp for easy accessibility. Additional features include a brick-built shed and a wooden gate allowing access to the rear.

FREEHOLD

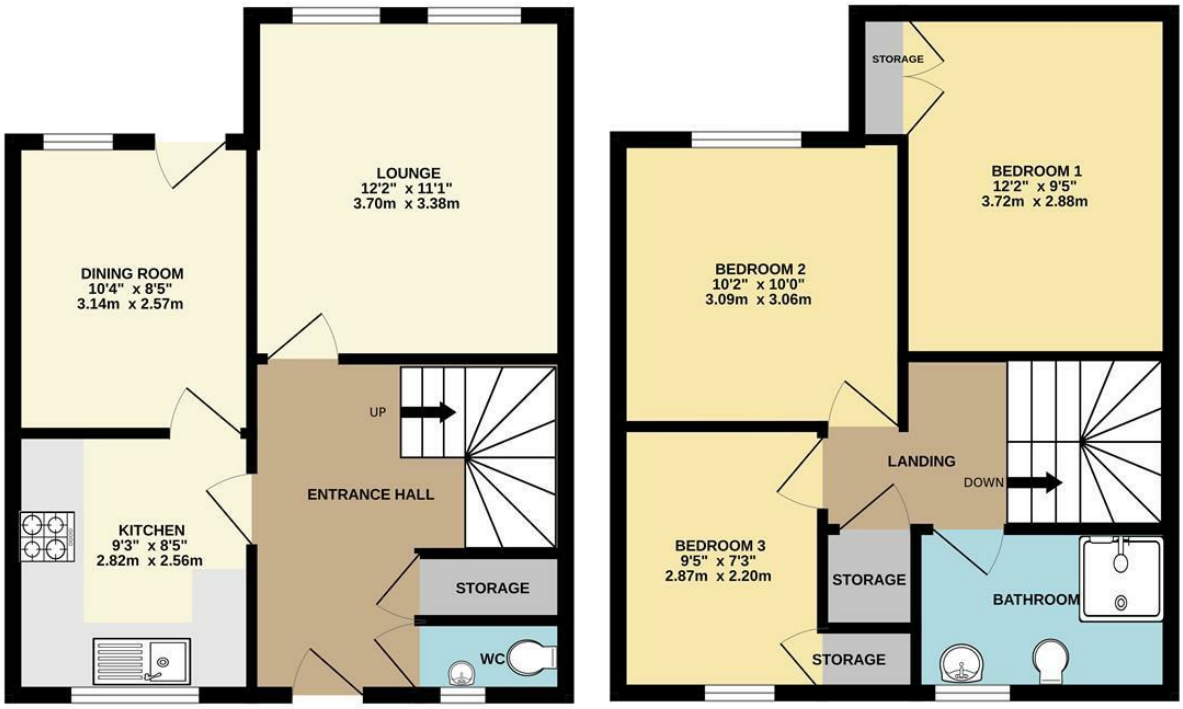
COUNCIL TAX BAND - A

FREEHOLD

ADDITIONAL INFORMATION

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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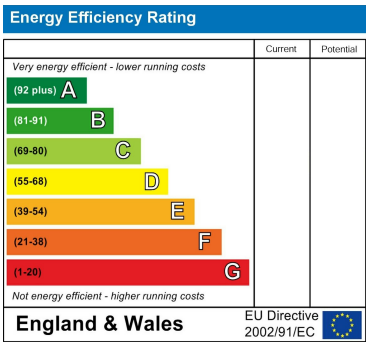
Council Tax Band

A

Energy Performance Graph



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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.

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