FREEHOLD

House - Terraced (EPC Rating: D)

BURFIELD STREET, BELGRAVE, LEICESTER, LE4 6AQ

Offers In The Region Of

£220,000

SETHS

2 2 2 D

2 Bedroom House - Terraced located in Leicester

***** TWO BEDROOMS - TWO BATHROOMS - BELGRAVE - IDEAL FIRST TIME PURCHASE *****

This two-bedroom terraced house, located on Bufrield Street in Belgrave, offers great potential and is ideal for first-time buyers. The property benefits from a rear garden and two reception rooms.

On the ground floor, the lounge features a storage cupboard and leads into the sitting room. The kitchen, with vinyl flooring, base and eye-level units, and a gas-powered boiler, provides access to the rear garden. There is also a wet room with an electric shower. Upstairs, there are two bedrooms: the master bedroom faces the front, and the second bedroom, which has a storage cupboard, overlooks the rear. The bathroom includes a bathtub, wash hand basin, and toilet.

The rear garden is enclosed with a brick perimeter, and the property is accessed via a shared passage at the front.

For more information or to arrange a viewing, please contact Seths Estate Agency on 0116 266 9977.

LOUNGE
10'9" x 10'3"
Carpeted flooring, radiator, double-glazed window facing the front aspect, storage cupboard. The gas and electric meters and consumer units are housed here. Access to the lounge is via a composite door, and the lounge leads into the sitting room. There is also a storage cupboard located under the stairs.

SITTING ROOM
10'11" x 10'4"
Radiator, stairs leading to the first floor, and a double-glazed window facing the rear aspect. Access into the kitchen is provided.

KITCHEN
14'9" x 8'6"
Vinyl flooring, base-level units, gas-powered combination boiler, stainless steel sink, double-glazed window facing the side aspect, eye-level units, gas supply for a burner, and a radiator. There is also access into the lobby.

LOBBY
5'3" x 3'8"
Vinyl flooring, wooden door leading to the garden, sliding door providing access to the downstairs wet room, hatch providing access to loft storage.

WET ROOM
6'11" x 6'9"
Vinyl flooring, radiator, toilet, electric shower, partially tiled walls, wash hand basin, double-glazed window facing the side aspect.

FIRST FLOOR

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

BEDROOM ONE
11'9" x 10'10"
Carpeted flooring, radiator, double-glazed window facing the front aspect.

BEDROOM TWO
10'11" x 8'9"
Carpeted flooring, radiator, double-glazed window facing the rear aspect, storage cupboard located over the stairs.

BATHROOM
8'5" x 5'1"
Vinyl flooring, storage cupboard, radiator, wash hand basin, bathtub (partially tiled), toilet, double-glazed window facing the rear aspect.

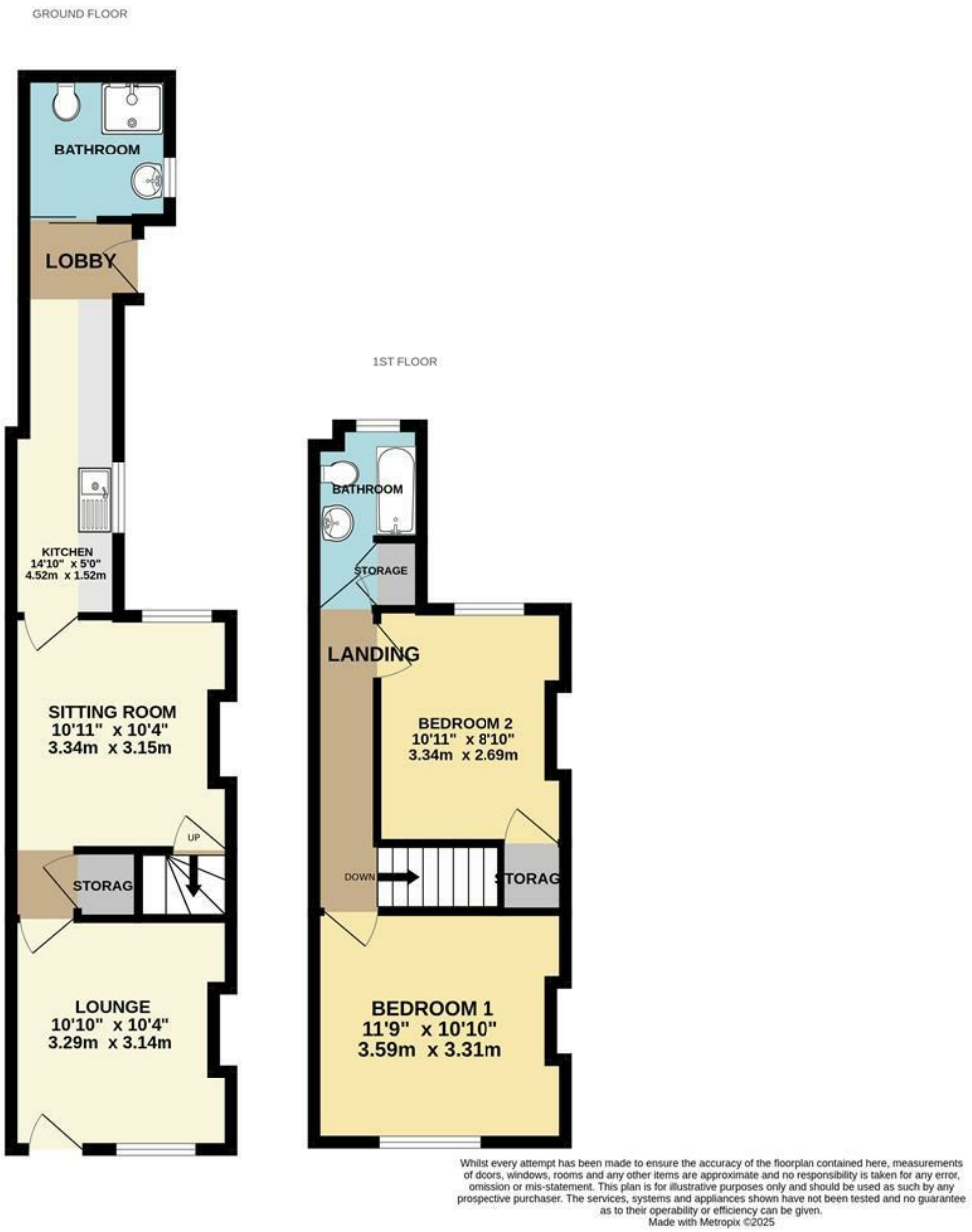
OUTSIDE
The garden is enclosed by a brick perimeter with a wooden gate, allowing access to the front via a shared passage.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: D
Council Tax Band: A (Leicester)
Council Tax Rate: £1,605.15
Mains Gas: Yes

Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband



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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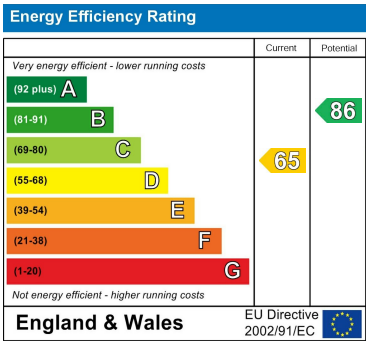
Council Tax Band

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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