

FREEHOLD



House - Terraced (EPC Rating: D)

Wand Street, Belgrave, Leicester LE4 5BU

Offers Over

£270,000



# 3 Bedroom House - Terraced located in Leicester

\*\*\* REFURBISHED - NO CHAIN \*\*\* Seths are pleased to present this mid terraced house situated in this popular area of Belgrave situated within walking distance to Melton Road. Briefly the accommodation comprises of a lounge, dining room, kitchen downstairs bathroom, three bedrooms and an upstairs w/c. The property benefits from gas fired central heating, double glazed windows and a rear yard.

Viewing is by appointment only.

## SUMMARY DESCRIPTION

Seths are pleased to present this mid terraced house situated in this popular area of Belgrave situated within walking distance to Melton Road. Briefly the accommodation comprises of a lounge, dining room, kitchen downstairs bathroom, three bedrooms and an upstairs w/c. The property benefits from gas fired central heating, double glazed windows and a rear yard.

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## GROUND FLOOR

### LOUNGE

11'2" x 11'2"

Laminated flooring, storage cupboard, radiator, double glazed window facing front aspect.

### DINING ROOM

11'5" x 11'2"

Laminated flooring, fireplace, radiator, access to stairs, double glazed window facing rear aspect.

### KITCHEN

12'4" x 6'2"

Freestanding gas cooker with oven, sink with drainer, base level units, eye level units, fridge/freezer, washing machine, double glazed window facing rear aspect.

### LOBBY

Storage cupboards, radiator, door to rear, double glazed window facing rear aspect.

### BATHROOM

Tiled walls, w/c, wash hand basin, bathtub with shower

over, radiator, extractor fan, double glazed window facing rear aspect.

## FIRST FLOOR

### LANDING

Carpeted flooring, radiator.

### BEDROOM

11'4" x 11'9"

Carpeted flooring, fitted cupboard, radiator, double glazed window facing front aspect.

### BEDROOM

11'5" x 8'11"

Carpeted flooring, storage cupboard, fitted cupboard, radiator, double glazed window facing rear aspect.

### W/C

Tiled flooring, w/c, wash hand basin, double glazed window facing rear aspect.

### BEDROOM

9'4" x 6'3"

Carpeted flooring, radiator, double glazed window facing rear aspect.

### OUTSIDE

### REAR

Slabbed area, surrounded by fencing, access to front.

### FREEHOLD

### COUNCIL TAX BAND - A







GROUND FLOOR



1ST FLOOR

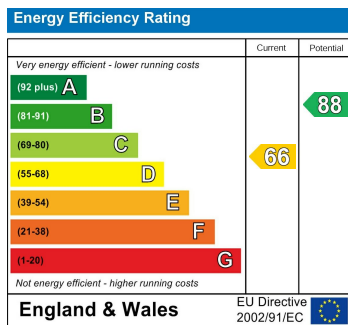


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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