FREEHOLD

House - Terraced (EPC Rating: E)

MOORGATE STREET, BELGRAVE, LEICESTER, LE4 5GU

PRICE:

£265,000

SETHS

3 1 1 E

3 Bedroom House - Terraced located in Leicester

***** BELGRAVE - THREE BEDROOMS - TERRACED - NO CHAIN - TERRACED *****

Seths are pleased to present this three-bedroom terraced house, located on Moorgate Street in the heart of Belgrave and offered to the market with no onward chain.

The property briefly comprises a front lounge with built-in storage and units, leading through to a second sitting/dining room with further storage and access to the fitted kitchen. The kitchen includes a range of units, a newly installed integrated oven with hob, and plumbing for appliances, with white goods to remain. A rear lobby provides access to the garden, the downstairs WC, and the family bathroom.

Upstairs, the property offers three well-proportioned bedrooms, each with storage options, including two generous doubles and a third bedroom.

Externally, the rear of the property features a low-maintenance paved garden with canopy cover, a wooden shed fitted with electrics and lighting (with dryer included), and access to a shared passageway leading to the front.

LOUNGE
11'7" x 11'6"
Finished with laminate flooring, fitted with base and eye-level units, radiator, and a double-glazed window to the front aspect. Includes a UPVC door allowing entry from the outside and a storage cupboard housing the gas, electric, and consumer unit. Provides access into the sitting/dining room.

SITTING ROOM
11'8" x 11'6"
Featuring laminate flooring, radiator, under-stairs storage cupboard with fitted shelving, and built-in base-level units. Stairs lead to the first floor, with a double-glazed window to the rear aspect. Direct access into the kitchen.

KITCHEN
12'4" x 5'10"
Fitted with base and eye-level units, stainless steel sink, space and plumbing for a washing machine, and space for a fridge. Integrated brand-new four-ring gas hob with oven. Includes a radiator, partially tiled walls, vinyl flooring, and a double-glazed window to the side aspect. Houses the gas-powered boiler. White goods (washing machine, fridge, and microwave) are included in the sale. Provides access into the lobby.

LOBBY
8'6" x 6'0"
Tiled flooring, partially tiled walls, and a hatch allowing loft storage access. Grants access to the garden via UPVC door, downstairs WC, and the family bathroom.

DOWNSTAIRS W/C
Fitted with toilet, wash hand basin, eye-level storage unit, tiled flooring, and a side-facing double-glazed window.

BATHROOM
6'0" x 4'9"
Tiled flooring and walls, panelled ceiling, wash hand basin, poly bath with electric shower over, and side-facing double-glazed window.

FIRST FLOOR

LANDING
Finished with laminate flooring, providing access to all rooms.

BEDROOM ONE
12'7" x 11'8"
Laminate flooring, radiator, built-in storage cupboards and base-level units, front-facing double-glazed window. Bed to remain as part of sale.

BEDROOM TWO
11'8" x 9'10"
Laminate flooring, radiator, rear-facing double-glazed window, inbuilt storage cupboard, additional cupboard located over the stairs, and further storage cupboard with loft access hatch.

BEDROOM THREE
12'1" x 5'11"
Laminate flooring, radiator, right-facing double-glazed window, airing cupboard, and fitted with an adult-sized bunk bed with integrated base-level storage units (included in the sale).

OUTSIDE
Features a paved garden with a weathered canopy, enclosed

by a brick-built perimeter. A wooden gate provides access to a shared passage leading to the front. Includes a wooden shed.

SHED

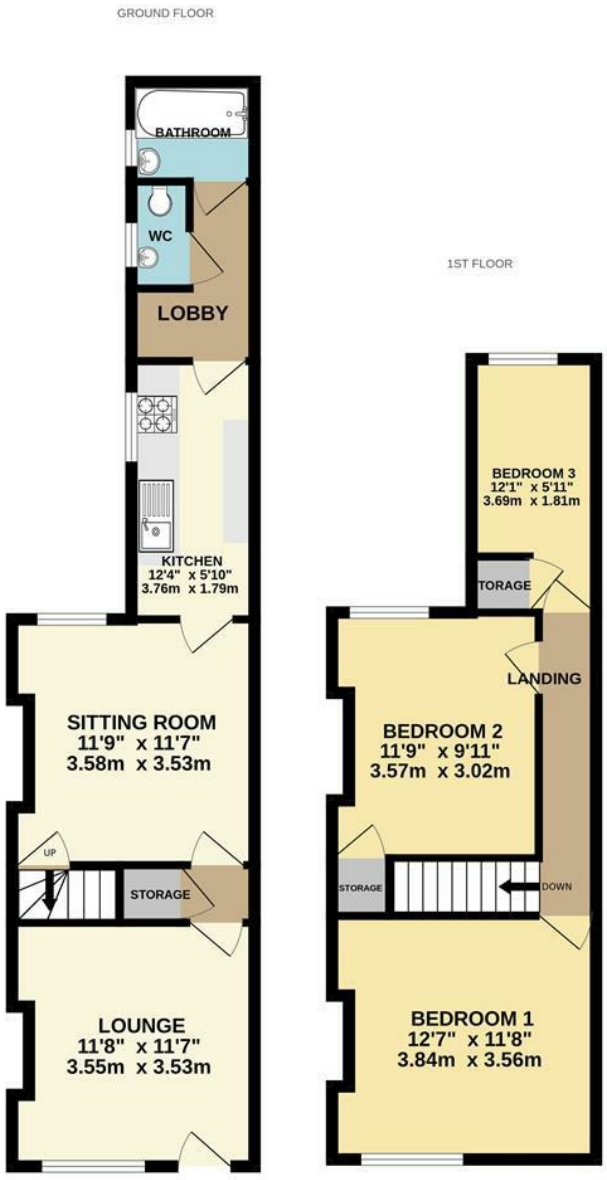
Fully equipped with power, lighting, and a side-facing window. Tumble dryer included in the sale.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: E
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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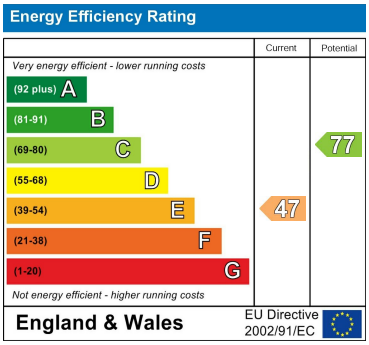
Council Tax Band

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.

SETHS