

FREEHOLD



House - Terraced

**KENSINGTON STREET, BELGRAVE,  
LEICESTER, LE4 5GQ**

**£275,000**

### FEATURES

- Extended Mid Terraced House
- Lounge
- Extended Kitchen
- Three Bedrooms
- Excellent Condition
- Dining Room
- Downstairs Bathroom
- Upstairs W.C.



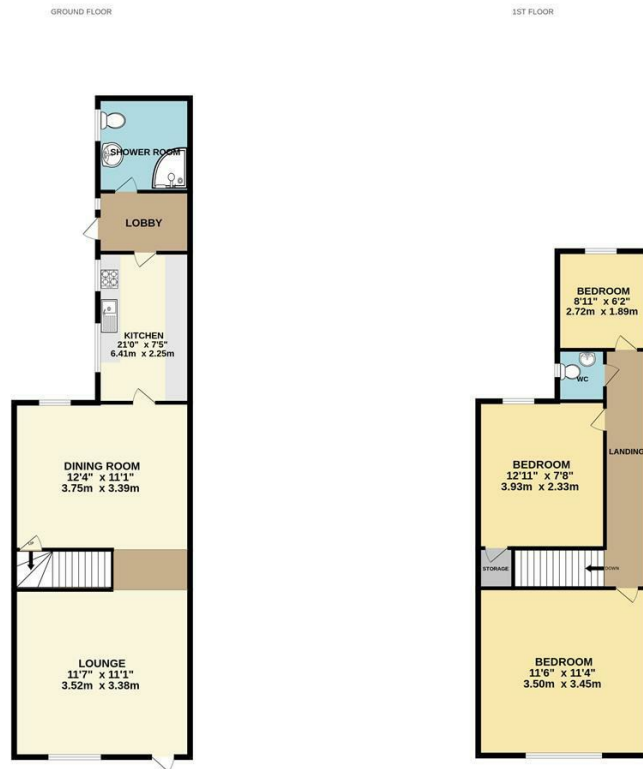
**SETHS**

# 3 Bedroom House - Terraced located in Leicester

\*\*\* EXCELLENT CONDITION - MUST SEE - NO CHAIN \*\*\* Well presented EXTENDED 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 shower room, 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.



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for indicative 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. Made with Metrax ©2023

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Council Tax Band  
**A**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

