

FREEHOLD



House - Terraced (EPC Rating: B)

Cameron Avenue, Belgrave, Leicester, LE4 7QL

PRICE:

£325,000

 SETHS

 3  2  1  B

# 3 Bedroom House - Terraced located

**\*\*\* EXTENDED - THREE BEDROOMS - OFF ROAD PARKING - THREE RECEPTION ROOMS \*\*\***

Seths are delighted to present this extended three bedroom terraced property, ideally located in a cul de sac on Cameron Avenue in the heart of Belgrave and offered with a off road parking for two cars and an ample-sized rear garden.

The accommodation features a welcoming lounge, spacious sitting room with storage, fitted kitchen, and an extended dining area with access to the rear garden. The property also benefits from a ground floor shower room for added convenience.

Upstairs, there are three good-sized bedrooms, a family bathroom with jacuzzi-style bath, and a separate WC.

Externally, the home offers a driveway to the front and a generous rear garden with patio, lawn and a concrete-built shed.

Contact Seths today to arrange a viewing - 0116 266 9977.

## GROUND FLOOR

### PORCH

Laminate flooring, accessed via a UPVC front door. A further UPVC door allows entry into the entrance hall.

### ENTRANCE HALL

Finished with laminate flooring, radiator, door into the lounge, and stairs rising to the first floor. Also provides access to the sitting room.

### LOUNGE

12'3" x 9'6"

Carpeted flooring, radiator, and double glazed window bay window facing the front aspect

### SITTING ROOM

15'10" x 10'6"

Carpeted flooring, under-stairs storage cupboard, access to the kitchen, and double doors opening into the dining room. marble fireplace with open gas fire.

### DINING ROOM

15'6" x 6'7"

Finished with vinyl flooring. Fitted with base and eye-level units, space for a fridge, plumbing and space for a washing machine and additional appliance. Two UPVC doors provide access—one to the side and one to the

rear garden. Double glazed windows face both side aspects. Access to the downstairs shower room and kitchen.

### KITCHEN

7'6" x 7'6"

Vinyl flooring, with base and eye-level units, fully tiled walls, stainless steel sink, space and gas supply for a burner, integrated extractor over, and gas-powered combination boiler. Double glazed window to the rear aspect.

### SHOWER ROOM

Vinyl flooring, wash hand basin, toilet, and stand-up shower cubicle with mixer function. Double glazed window to the side aspect.

## FIRST FLOOR

### LANDING

Carpeted flooring, hatch allowing access to the loft (partially boarded). Access to all rooms on the first floor.

### BEDROOM ONE

10'5" x 9'6"

Carpeted flooring, radiator, and double glazed window to the front aspect.



#### **BEDROOM TWO**

10'6" x 9'7"

Carpeted flooring, radiator, and double glazed window to the rear aspect.

#### **BEDROOM THREE**

12'7" x 6'6"

Carpeted flooring, radiator, and double glazed window to the front aspect

#### **BATHROOM**

7'5" x 4'5"

Vinyl flooring, fully tiled walls,, panelled ceiling, ceiling to floor built in storage, radiator, poly Jacuzzi-style corner bathtub with electric shower over, wash hand basin, and double glazed window to the rear aspect.

#### **W/C**

Vinyl flooring, wash hand basin, toilet, partially tiled walls, panelled ceiling, and double glazed window to the rear aspect.

#### **OUTSIDE**

To the rear, the property features a slabbed patio leading to a grass lawn, enclosed by a wooden fence

along the perimeter. There is also a concrete-built shed offering ample storage.

#### **FREEHOLD**

#### **COUNCIL TAX BAND - A**

#### **ADDITIONAL INFORMATION**

Tenure: Freehold

EPC rating: B

Council Tax Band: A (Leicester)

Council Tax Rate: £1,605.15

Mains Gas: Yes

Mains Electricity: Yes

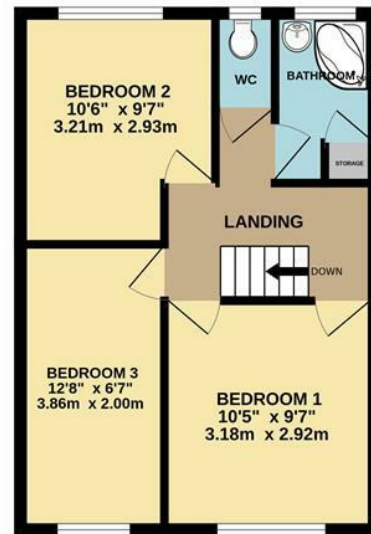
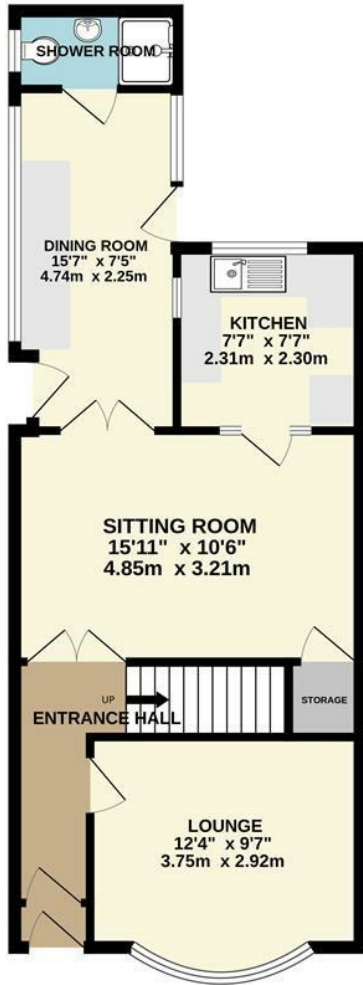
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband





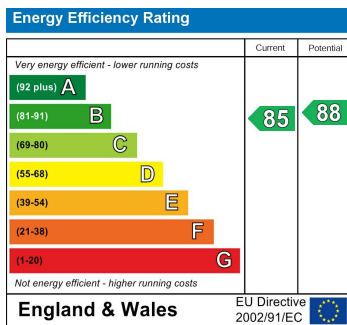


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Call us on

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