House - Terraced

GIPSY ROAD, BELGRAVE, LEICESTER, LE4 6QH

Offers Over:

£230,000

FEATURES

- Two Bedroom
- Large Garden - Potential to Extend (STP)
- Double Glazing
- Belgrave
- No Onward Chain
- Gas Central Heating
- Viewing by Appointment Only
- Front Garden
- Well Maintained
- Perfect First Time Purchase or Investment

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SETHS

2 Bedroom House - Terraced located in Belgrave

LOUNGE
11'4" x 10'8"
Laminate flooring, a double-glazed bay window facing the front aspect, and a radiator. There is access to the dining room, and a storage area accommodating the gas and electric meters.

DINING ROOM
11'11" x 10'9"
Laminate flooring, a radiator, and a double-glazed window facing the rear aspect. It provides access to the kitchen and has stairs leading to the first floor.

KITCHEN
11'3" x 6'4"
Vinyl flooring, partly tiled walls, base-level and high-level units, and a gas-powered combination boiler. It includes a radiator, a gas supply for a cooker with an integrated extractor overhead, and plumbing for a washing machine. A double-glazed window faces the side aspect, and a UPVC door leads to the garden.

FIRST FLOOR

LANDING
Providing access to all rooms on the first floor and the loft.

BEDROOM 1
12'4" x 11'6"
Carpeted flooring, a radiator, and a double-glazed window facing the front aspect.

BEDROOM 2
12'0" x 9'4"
Carpeted flooring, a radiator, and a double-glazed window facing the rear aspect. There is also a storage cupboard located over the stairs.

BATHROOM
Vinyl flooring, a radiator, and a double-glazed window facing the rear aspect. It includes a toilet, a wash hand basin, and a polyvinyl bathtub with an electric shower over. The walls are partially tiled.

OUTSIDE
To the front, the property accommodates a small front garden, secluded by a combination of brick-built and wooden perimeter fencing. Access to a shared passage is granted via a wooden gate leading to the garden.

To the rear, the property features a large garden with the potential for extension subject to necessary planning permissions. The garden is secluded by a combination of brick-built and wooden perimeter fencing and is paved with slabs. There is also a shed.

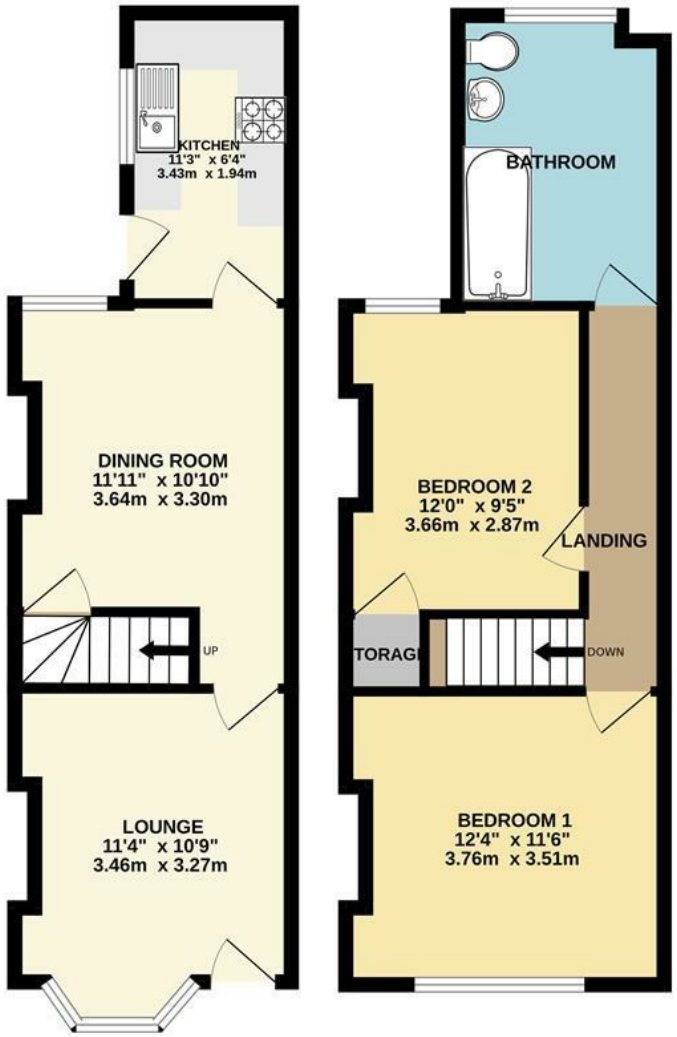
FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

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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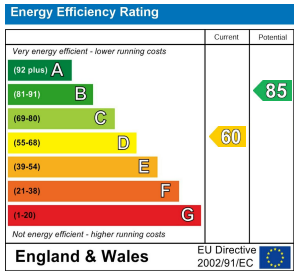

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS