

FREEHOLD



House - Terraced

BROADHURST STREET BELGRAVE LEICESTER LE4 6NF

Offers Over:

£220,000

FEATURES

- Two Bedrooms
- Two Reception Rooms
- Gas Central Heating
- No Chain
- Garden
- Terraced Home
- Double Glazed
- Freehold
- Ideal First Time Purchase
- Belgrave



 **SETHS**

2 Bedroom House - Terraced located in Leicester

LOUNGE

11'5" x 11'1"

Laminate flooring, radiator, double-glazed window facing the front aspect providing access into the dining room

DINING ROOM

11'11" x 11'1"

Laminate flooring, radiator, double-glazed window facing the rear aspect leading to the lobby, storage cupboard located under the stairs and stairs leading to the first floor.

LOBBY

Tiled flooring, base and eye level units, wooden door leading to the garden and access into the kitchen.

KITCHEN

8'6" x 6'2"

Tiled flooring, base and eye level units, plumbing and space for a washing machine, stainless steel sink, integrated four-ring gas burner with extractor over, space for fridge, double glazed window facing the rear side aspect.

FIRST FLOOR

LANDING

Carpeted flooring, radiator, providing access to all rooms on the first floor and loft.

BEDROOM 1

12'8" x 11'5"

Laminate flooring, radiator, double-glazed window facing the front aspect, storage cupboard located over the stairs

BEDROOM 2

12'1" x 9'10"

Laminate flooring, radiator, double-glazed window facing the rear aspect.

BATHROOM

Vinyl flooring, radiator, wash hand basin, toilet, polyvinyl bathtub, storage cupboard, including gas-powered combination boiler.

OUTSIDE

Outside, to the rear, the garden features concrete slabbing, brick-built storage cupboards, outside toilet, secluded by a combination of brick-built and wooden perimeter.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,457.01

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

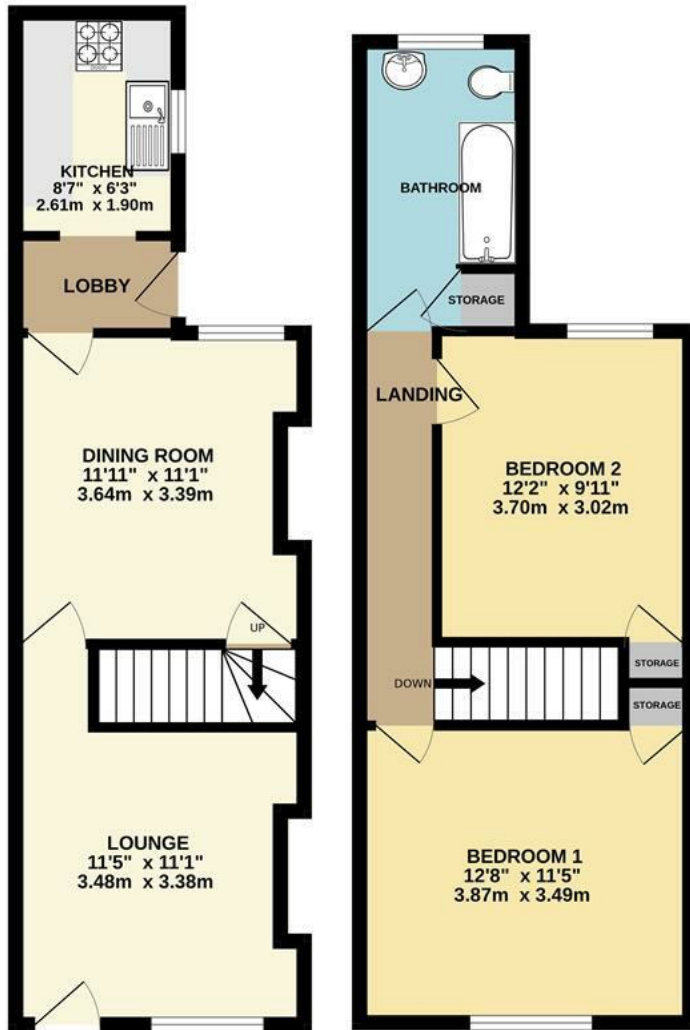
Broadband availability: Fibre



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GROUND FLOOR

1ST FLOOR



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Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

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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