FREEHOLD

House - End Terrace (EPC Rating: D)

Highbury Road, Belgrave, Leicester, LE4 6FU

PRICE:

£270,000

SETHS

2 2 1 D

2 Bedroom House - End Terrace located in Leicester

***** TWO BEDROOMS - END TERRACED - POTENTIAL TO EXTEND (STPP) - NO ONWARD CHAIN - BELGRAVE *****

Seths Estate Agents are pleased to bring to market this well-maintained two-bedroom end-terraced home located on Highbury Road in the popular Belgrave area of Leicester. Offered to the market with no onward chain, this property is an ideal opportunity for first-time buyers, families, and investors alike.

To the rear, the property benefits from a generously sized garden, primarily laid to lawn with a slabbed area, a storage shed, and a side passage with a wooden gate providing access to the front — all enclosed by a combination of brick and wooden perimeter.

Internally, the ground floor comprises an entrance hall, a lounge with a bay window to the front, a well-appointed kitchen with access to the rear garden, and a downstairs shower room — a fantastic additional facility rarely found in a home of this type. To the first floor are two well-proportioned bedrooms and a family bathroom.

Contact Seths to arrange a viewing

GROUND FLOOR

ENTRANCE HALL
Carpeted flooring, radiator. Accessed via a uPVC front door. Stairs leading to the first floor. Provides access to the lounge.

LOUNGE
13'10" x 11'3"
Carpeted flooring, radiator, double-glazed bay window to the front aspect. Provides access to the kitchen.

KITCHEN
14'4" x 6'10"
Vinyl flooring, base and high-level units, stainless steel sink, four-ring gas hob, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge, partially tiled walls, radiator, double-glazed window to the rear aspect, double-glazed window to the side aspect. Storage cupboard located beneath the stairs housing the electric meter and consumer unit. uPVC door providing access to the rear garden. Provides access to the downstairs shower room.

SHOWER ROOMS
8'10" x 5'2"
Vinyl flooring, tiled walls, panelled ceiling, spotlighting, standing radiator, shower cubicle with electric shower, wash hand basin, WC, double-glazed window to the side aspect.

FIRST FLOOR

LANDING
8'7" x 6'1"
Carpeted flooring, loft hatch, double-glazed window to the side aspect. Provides access to all first-floor rooms.

BEDROOM ONE
14'5" x 10'11"
Carpeted flooring, radiator, double-glazed window to the front aspect, built-in storage cupboard.

BEDROOM TWO
10'10" x 8'0"
Carpeted flooring, radiator, double-glazed window to the rear aspect.

BATHROOM
7'4" x 6'0"
Vinyl flooring, tiled walls, standing radiator, storage cupboard housing the water tank, shower cubicle with electric shower, wash hand basin with vanity unit, WC, double-glazed window to the rear aspect.

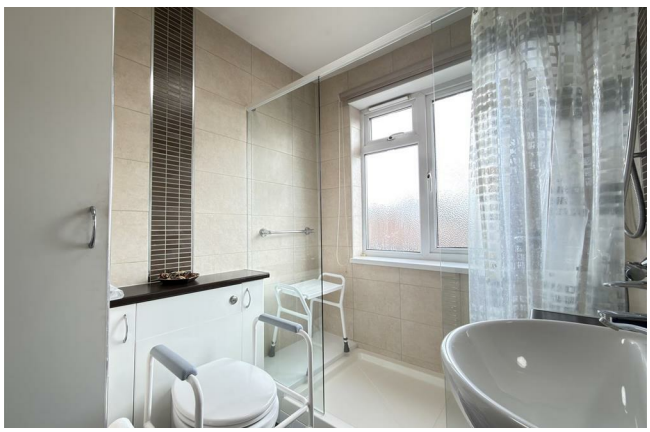
OUTSIDE
To the rear, the property benefits from a generously sized garden, primarily laid to slabs with a grass lawn and access to a shed. The garden is secluded by a combination of brick-built and wooden perimeter. A side passage with wooden gate provides access to the

front of the property. At the front, the property benefits from off road parking for one vehicle.

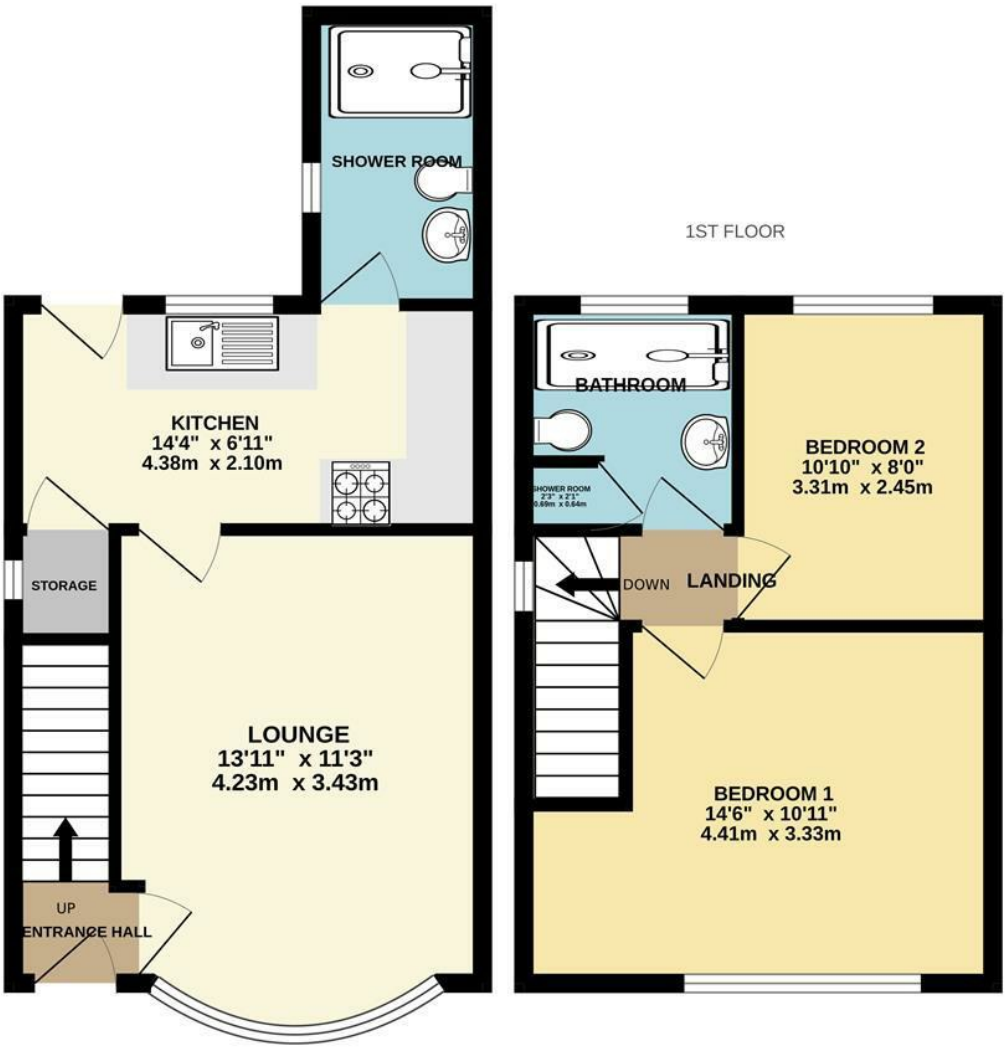
FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: D
Council Tax Band: A (Leicester)
Council Tax Rate: £1,685.83
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband



GROUND 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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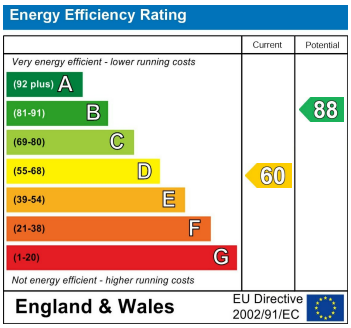
Council Tax Band

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