

FREEHOLD



House - End Terrace (EPC Rating: D)

Cameron Avenue, Belgrave, Leicester, LE4 7QL.

Offers Over

£320,000



# 3 Bedroom House - End Terrace located in Leicester

\*\*\* IDEAL FAMILY HOME - NO CHAIN -THREE BEDROOM HOUSE LOCATED IN BELGRAVE \*\*\*

Presenting this modern 3 bedroom terraced house situated on Cameron Avenue, Belgrave. The property boasts a modern finish and offers a fitted open plan kitchen seamlessly connected to a lounge/diner on the ground floor, creating a versatile living space. Moving to the first floor, three bedrooms, all featuring fitted cupboards, ensure practicality and storage, along with a fitted bathroom for your convenience.

Step outside to discover a block paved garden with a patio area, designed for outdoor enjoyment. The outdoor space is enhanced by an additional outside toilet, a utility area, and even a sauna.

To the front, a driveway accommodates parking for two vehicles, ensuring ease of parking.

Don't miss the opportunity to own this modern 3 bedroom terraced house on Cameron Avenue, Belgrave. Contact Seths today to arrange a viewing and secure this exceptional property.

## PORCH

## ENTRANCE HALL

Wooden flooring, radiator, window facing the side aspect, storage cupboard located under the stairs to include gas powered combination boiler, electric metre and consumer unit.

## LOUNGE

26'10" x 10'5"

Wooden flooring, X2 radiators, bay fronted double glazed window facing the front aspect, open plan access to the kitchen, uPVC double glazed door leading to the garden.

## KITCHEN

11'11" x 5'7"

Wooden flooring, base level and eye level units, in built four ring gas cooker, oven, extractor, stainless steel sink, dishwasher. Plumbing for a washer, space for a fridge, double glazed window facing the rear aspect,

## FIRST FLOOR

## LANDING

Carpeted flooring, access to all room on the first floor and the loft. double glazed window facing the side aspect.

## BEDROOM 1

12'2" 10'9"

Carpeted flooring, radiator, bay fronted double glazed window facing the front aspect, in built storage cupboards.

## BEDROOM 2

11'11" x 10'7"

Carpeted flooring, radiator, double glazed window facing the rear aspect, in built storage cupboards.

## BEDROOM 3

8'1" x 5'11"

Wooden flooring, radiator, double glazed window facing the front aspect, in built storage cupboard.

## BATHROOM

Tiled flooring, tiled walls, toilet, wash hand basin, standing shower with mixer function, light and motion activated spot lighting.

## OUTSIDE

To the front aspect you will find a drive to accommodate parking for up to two vehicles. To the rear aspect, the garden is secluded by wooden fencing along the perimeter, block paved garden with a step up to a wooden patioed area, shed.

## W/C

Outside toilet.

## UTILITY AREA

Including plumbing to accommodate a washer and dryer

## SAUNA

Including standing shower.

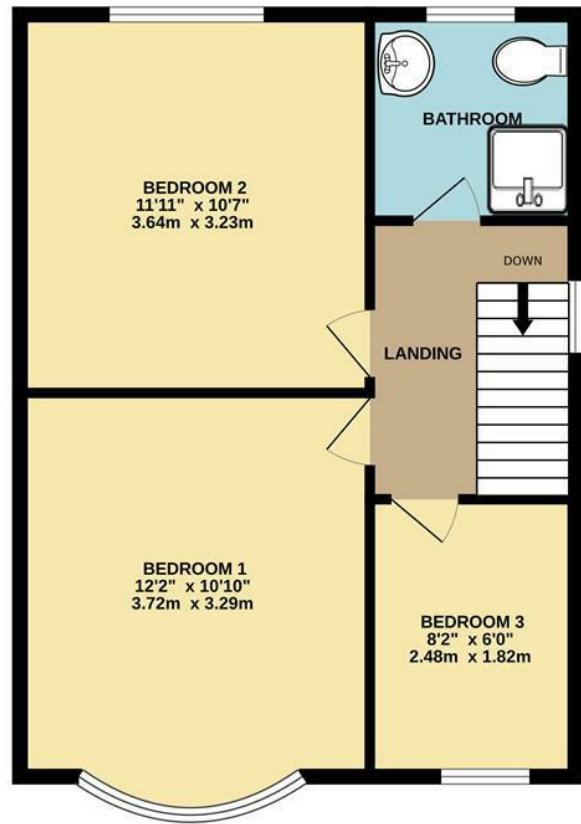
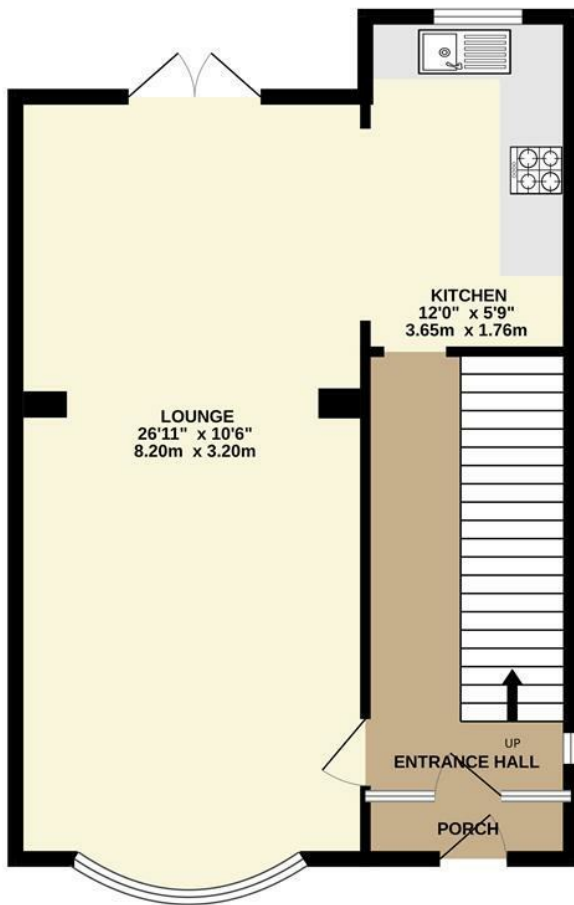
## FREEHOLD

## COUNCIL TAX BAND - A







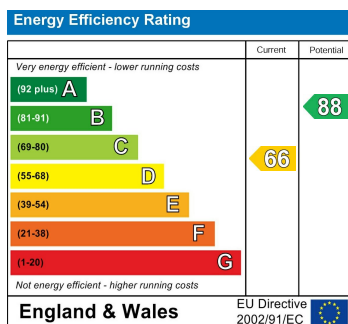


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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