FREEHOLD

House - Terraced (EPC Rating: D)

Wand Street, Belgrave, Leicester, LE4 5BU

PRICE:

£270,000

SETHS

3 1 2 D

3 Bedroom House - Terraced located in Leicester

***** THREE BEDROOMS - EXTENDED TERRACED - BELGRAVE - IDEAL FAMILY HOME *****

This 3-bedroom mid-terraced property features a welcoming lounge with access to utility storage and leads into a spacious sitting room. The kitchen is equipped with modern appliances, and ample storage, and provides access to a lobby and downstairs bathroom.

The first floor comprises three well-sized bedrooms, a separate WC, and built-in storage in the second bedroom. The property also includes a low-maintenance rear garden with brick perimeter fencing and access to a shared passage.

To arrange a viewing, contact Seths Estate Agents on 0116 266 9977.

LOUNGE
11'3" x 11'1"
Accessed via UPVC door, radiator, and double-glazed window facing the front aspect. Includes a storage cupboard with access to the consumer unit, electric meter, and gas meter. Laminate flooring leading to open access into the sitting room. Additional storage cupboard located under the stairs.

SITTING ROOM
11'4" x 11'2"
Laminate flooring, stairs leading to the first floor, radiator, double-glazed window facing the rear aspect, and access into the kitchen diner.

KITCHEN/DINER
21'9" x 6'10"
Tiled flooring, radiator, base and eye-level units, partially tiled walls, stainless steel sink, two double glazed windows facing the side aspect. The gas-powered combination boiler and radiator are located in the dining area, which leads into the lobby.

LOBBY
Tiled flooring, radiator, door leading to the garden, access to the bathroom.

BATHROOM
Tiled flooring and walls, toilet, wash hand basin, double glazed window facing the side aspect, polyvinyl bathtub with electric shower.

FIRST FLOOR

LANDING
Carpeted flooring providing access to all rooms on the first floor.

BEDROOM 1
12'8" x 11'3"
Carpeted flooring, radiator, double glazed window facing the front aspect.

BEDROOM 2
11'5" x 9'9"
Laminate flooring, radiator, double-glazed window facing the rear aspect, and storage cupboard located over the stairs.

BEDROOM 3
8'9" x 6'2"
Laminate flooring, radiator, double-glazed window facing the side aspect.

W/C
Vinyl flooring, toilet, wash hand basin, double glazed window facing the side aspect.

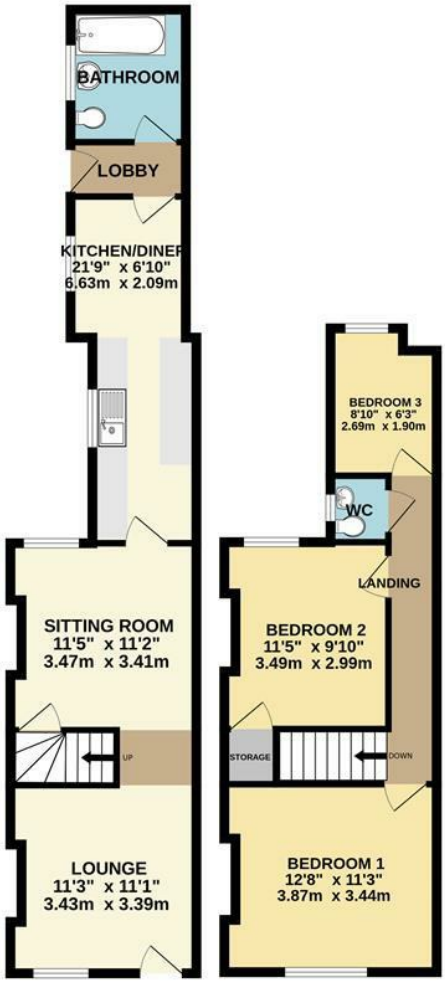
FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

GROUND FLOOR

1ST FLOOR

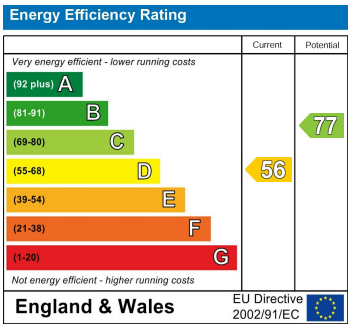


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2024

Council Tax Band

A

Energy Performance Graph



Call us on

0116 266 9977

sales@seths.co.uk

www.seths.co.uk

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