FREEHOLD

House - Terraced (EPC Rating:)

KENSINGTON STREET, BELGRAVE, LEICESTER, LE4 5GQ

PRICE:

£265,000

SETHS

3 2 1

3 Bedroom House - Terraced located in Leicester

***** THREE BEDROOM - TERRACED - NO CHAIN - IDEAL FAMILY HOME *****

Offered to the market with no onward chain, this three-bedroom mid-terraced property on Kensington Street presents a fantastic opportunity for first-time buyers.

The property opens into a front lounge with wood-style flooring, a storage cupboard housing meters, and a double-glazed window to the front. This leads into a sitting room with carpeted flooring, under-stairs storage, a rear-facing window, and access to the kitchen.

The kitchen is fitted with base and eye-level units, an integrated four-ring gas burner, oven with extractor, stainless steel sink, and has space/plumbing for a dishwasher. A rear lobby/utility area provides plumbing for a washing machine and access to the rear garden, along with an internal door into the downstairs bathroom which features a shower cubicle (mixer and electric options), vanity basin, WC, tiled walls and ceilings, and two double-glazed windows.

Upstairs, there are three bedrooms—two doubles and one single—along with a separate WC. Bedroom two includes an over-stairs storage cupboard.

Externally, the property benefits from a paved rear garden, enclosed by a brick boundary wall for privacy.

Contact Seths Estate Agents today to arrange your viewing.

LOUNGE
11'1" x 10'6"
Accessed via a UPVC door. Features an alarm control panel, thermostat, double glazed window facing the front aspect, storage cupboard accommodating meters, vinyl flooring, open access into the sitting room, and a radiator.

SITTING ROOM
11'1" x 10'6"
Carpeted flooring, storage cupboard located under the stairs, radiator, double glazed window facing the rear aspect, sliding door to the lounge, access into the kitchen, and stairs leading to the first floor.

KITCHEN
12'2" x 5'11"
Tiled flooring and tiled walls, base and eye-level units, integrated four-ring gas burner with oven and extractor fan over, stainless steel sink, double glazed window facing the side aspect, plumbing and space for a dishwasher, gas-powered combination boiler, and radiator. Access to the lobby/utility room.

LOBBY/UTILITY ROOM
6'7" x 5'4"
Tiled flooring, plumbing and space for a washing machine, UPVC door providing access to the garden, radiator, and door leading to the downstairs bathroom.

BATHROOM
9'0" x 6'4"
Tiled flooring and tiled walls, panelled ceilings, spotlighting, radiator, stand-up shower cubicle with both mixer and electric functions, toilet, wash hand basin with vanity unit, and two double glazed windows facing the side aspect.

FIRST FLOOR

LANDING
Carpeted flooring, providing access to all first-floor rooms and hatch access to the loft.

BEDROOM ONE
11'0" x 10'6"
Carpeted flooring, radiator, double glazed window facing the front aspect.

BEDROOM TWO
11'1" x 7'8"
Laminate flooring, radiator, double glazed window facing the rear aspect, and a storage cupboard located over the stairs.

W/C
Tiled flooring, partially tiled walls, toilet, and wash hand basin.

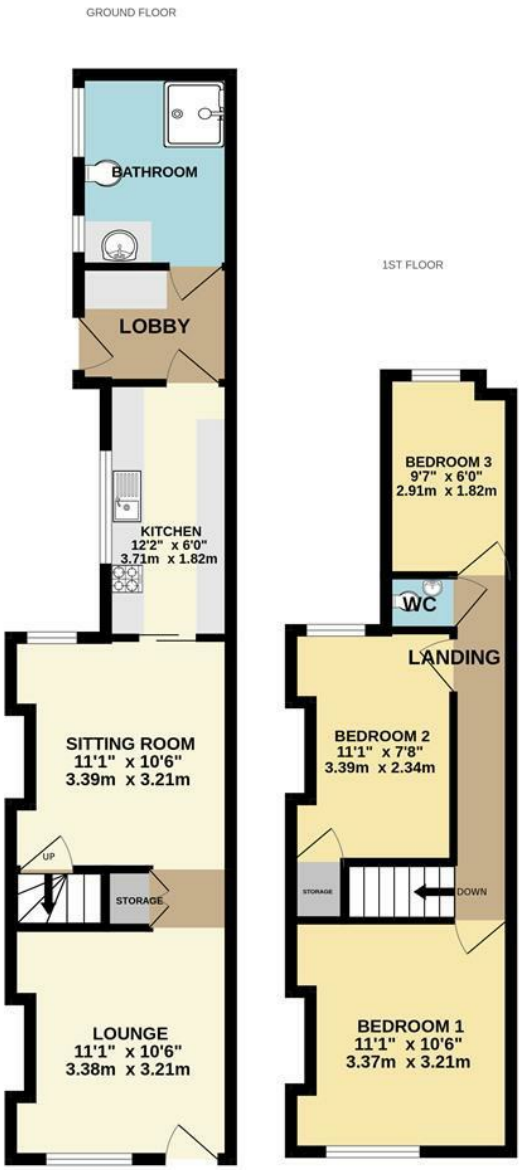
BEDROOM THREE
9'6" x 5'11"
Laminate flooring, radiator, and double glazed window facing the rear aspect.

OUTSIDE
The rear of the property features a paved garden, secluded by a brick-built perimeter along the border.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION



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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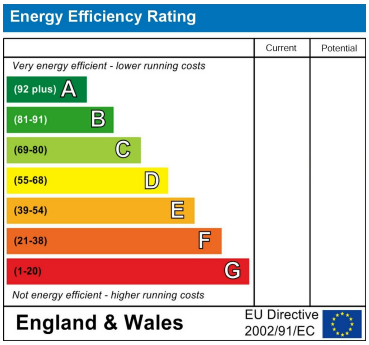
Council Tax Band

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