

FREEHOLD



House - Terraced

# KENSINGTON STREET BELGRAVE LEICESTER LE4 5GP

Offers Over

## £235,000

### FEATURES

- Extended End Terraced
- Double Glazing
- Utility Room
- In-Built Storage
- Two Reception Rooms
- Three Bedrooms
- Gas Central Heating
- Downstairs Bathroom
- Garden
- No Chain



# 3 Bedroom House - Terraced located in Leicester

## LOUNGE

11'3" x 11'3"

Carpeted flooring, gas fireplace, radiator, storage cupboard including consumer unit, gas/electric meters, double glazed window facing the front aspect, wooden door leading to the sitting room.

## SITTING ROOM

11'3" x 15'6"

Carpeted flooring, stairs leading to the first floor, double-glazed window facing the rear aspect, access to the kitchen, radiator, storage cupboard located under stairs.

## KITCHEN

12'2" x 6'2"

Tiled flooring, base and eye level units, partially tiled walls, standing radiator, four-ring gas burner with extractor over, stainless steel sink, double glazed window facing the side aspect, open access to utility area, spotlighting.

## UTILITY ROOM

7'2" x 5'2"

Providing access the garden via uPVC door, door leading to the bathroom, tiled flooring, spotlighting

## BATHROOM

Tiled flooring, tiled walls, wash hand basin with unit, toilet, standing shower with mixer function, double glazed window facing the side aspect, panelled ceiling, spotlighting, standing radiator. in built storage cupboard.

## FIRST FLOOR

## LANDING

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

## BEDROOM 1

11'3" x 11'3"

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

## BEDROOM 2

12'5" x 8'3"

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

## BEDROOM 3

12'3" x 6'3"

Carpeted flooring, radiator, storage cupboard, double-glazed window facing the rear aspect.

## OUTSIDE

To the rear, the garden is laid with concrete slabs and is secluded by a brick-built perimeter, shed, wooden door leading outside and another wooden door providing access to a shared passage which leads to the front.

## 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

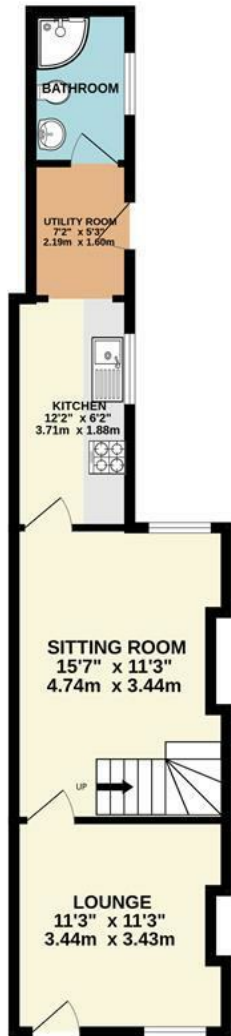
Mains Electricity: Yes

Mains Water: Yes

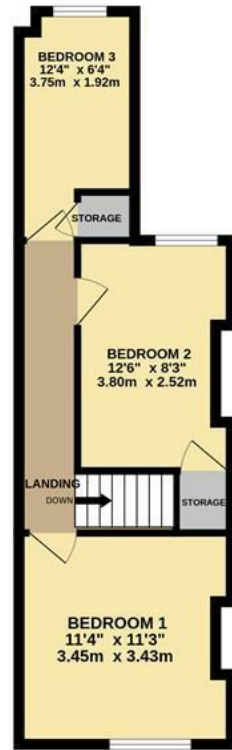
Mains Drainage: Yes  
Broadband availability: Fibre



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.  
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Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

