

FREEHOLD



House - Terraced

ACORN STREET BELGRAVE LEICESTER LE4 6NB

Offers Over

£270,000

FEATURES

- Newly refurbished
- Modern finish
- Lounge
- Kitchen
- Walkable distance to schools and places of worship
- Mid Terraced House
- Three bedrooms
- Sitting room
- Sought after location
- W/C



 **SETHS**

3 Bedroom House - Terraced located in Leicester

GROUND FLOOR

LOUNGE

10'8" x 11'3"

Carpeted, radiator, electric fireplace, double glazed window facing the front aspect, storage cupboard.

SITTING ROOM

11'3" x 10'8"

Carpeted, radiator, double glazed window facing the rear aspect, electric fireplace, under stair storage to include consumer unit and electric metres.

KITCHEN

13'10" x 6'7"

Lino flooring, base level and eye level units, space for a gas cooker, partially tiled walls, stainless steel sink, gas powered combination boiler, double glazed window facing the side aspect x2, radiator, access to bathroom, uPVC door leading the garden.

BATHROOM

Lino flooring, tiled walls, toilet, wash hand basin, polyvinyl bathtub, radiator, double glazed window facing the side aspect

FIRST FLOOR

LANDING

Carpeted, Radiator, access to all rooms on the first floor, access into the loft.

BEDROOM 1

12'4" x 11'2"

Carpeted, radiator, double glazed window facing the front aspect, in built storage cupboard and another storage cupboard over the stairs top include another access point into the loft.

BEDROOM 2

11'3" x 9'5"

Carpeted, double glazed window facing the rear aspect, radiator

BEDROOM 3

10'6" x 6'4"

Carpeted, radiator, double glazed window facing the side aspect, sliding door to access to the W/C.

W/C

Lino flooring, toilet, wash hand basin, double glazed window facing the rear aspect.

OUTSIDE

Block paved garden, wooden gate leading to a passage, garden secluded by a brick surrounding the perimeter. Outside store also included for ample storage.

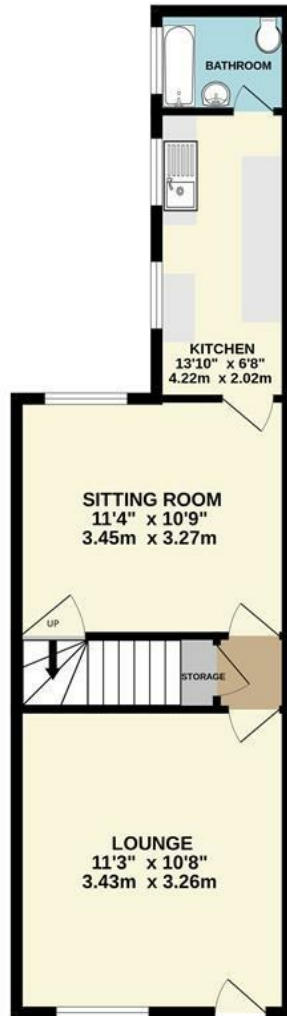
FREEHOLD

COUNCIL TAX BAND - A



BELGRAVE OFFICE SALES | 20 LOUGHBOROUGH ROAD, LEICESTER, LE4 5LD

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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