

FREEHOLD



House - Terraced

**SHAFTESBURY  
AVENUE  
BELGRAVE  
LEICESTER  
LE4 5DQ**

**PRICE :  
£255,000**

**FEATURES**

- Two Bedroom Terraced House
- Downstairs Shower Room
- Front Garden
- No Chain
- Sitting Room
- Extended Kitchen
- Gas Powered Combination Boiler
- Partially Double Glazed
- Lounge
- Ideal Family Home



**SETHS**

# 2 Bedroom House - Terraced located in Leicester

\*\*\* 2-BEDROOM EXTENDED TERRACED HOUSE ON SHAFTESBURY AVENUE - NO CHAIN \*\*\*

Situated on Shaftesbury Avenue in Leicester, this 2-bedroom terraced house has been tastefully extended to offer enhanced living spaces.

The ground floor features a spacious lounge leading to a sitting room, with an adjoining lobby area providing access to a convenient downstairs shower room and the garden area. The extended kitchen is fully fitted for modern functionality. Upstairs, two well-proportioned bedrooms, complemented by a sizable family bathroom.

Contact Seths today to arrange a viewing.



Call us on

0116 266 9977

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[www.seths.co.uk](http://www.seths.co.uk)

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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		41	55
(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.

