

FREEHOLD



House - End Terrace

**GIPSY ROAD,
BELGRAVE,
LEICESTER, ELO4 6QJ**

PRICE: £399,950

FEATURES

- New Build
- 10 Year NHBC Warranty
- No Chain
- Fitted Kitchen
- Double Glazing
- 4 Bedroom Terraced
- Open Plan Lounge and Sitting Room
- Belgrave
- Two Bathrooms
- Gas Central Heating



SETHS

4 Bedroom House - End Terrace located in Leicester

LOUNGE

10'4" x 10'1"

Wooden flooring, radiator, double-glazed window facing the front aspect, open access to the sitting room

SITTING ROOM

10'0" x 9'9"

Wooden flooring, radiator, double-glazed window facing the rear aspect, stairs leading up to the first floor. access into the kitchen.

KITCHEN

18'9" x 6'9"

Wooden flooring, radiator, base and eye level units, partially tiled walls, integrated five-ring gas burner with extractor over, integrated oven, double glazed window facing the side aspect, stainless steel sink, plumbing and space for washing machine, space for a fridge, access to the ground floor bathroom and uPVC door leading to the garden.

BATHROOM

Tiled flooring and partially tiled walls, toilet, wash hand basin, standing radiator, gas-powered combination boiler, polyvinyl bathtub with mixer shower.

FIRST FLOOR

LANDING

Carpeted flooring, provides access to all rooms on the first floor and stairs leading to the second floor.

BEDROOM 1

13'3" x 10'6"

Carpeted flooring, radiator double-glazed window facing the front aspect, storage cupboard with consumer units.

BEDROOM 2

12'10" x 10'8"

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

BATHROOM

Laminate flooring, wash hand basin, toilet, standing radiator, standing shower with electric function, partially tiled walls.

STUDY/BEDROOM

6'7" x 5'8"

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

SECOND FLOOR

BEDROOM 3

13'4" x 13'3"

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

BEDROOM 4

13'4" x 10'5"

Carpeted flooring, radiator, double-glazed window facing the front aspect

OUTSIDE

FREEHOLD

COUNCIL TAX BAND - TBC

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: C

Council Tax Band: TBC

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

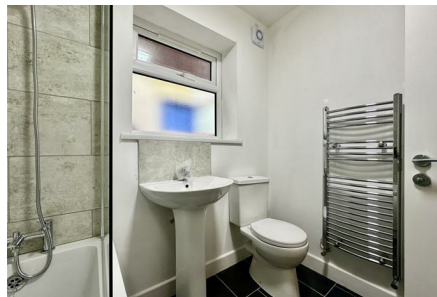
Broadband availability: Fibre



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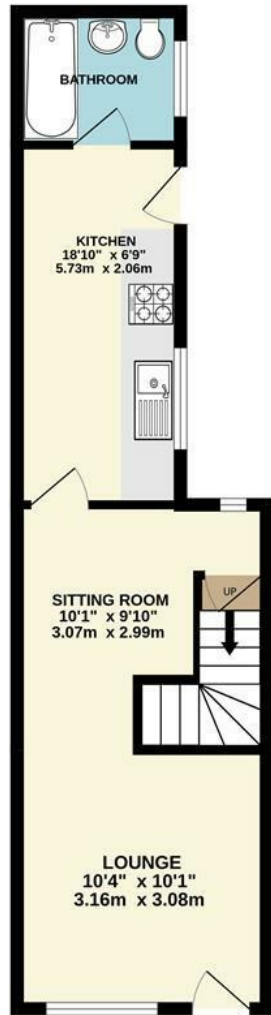


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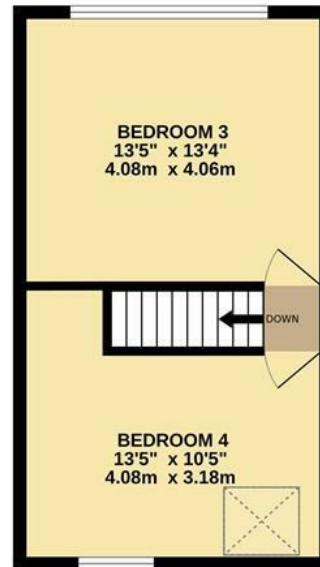
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Council Tax Band

New Build

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

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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 **SETHS**