House - Semi-Detached

WOODBRIDGE ROAD
BELGRAVE
LEICESTER
LE4 7RJ

Offers Over

£280,000

FEATURES

- Three Bedrooms
- Through Lounge
- Driveway for One Vehicle
- Central Heating
- Wet Room
- Semi Detached
- Front Garden
- Double Glazing
- Popular Location
- Kitchen

3 1 2 E

SETHS

3 Bedroom House - Semi-Detached located in Leicester

PORCH

ENTRANCE HALL
Carpeted flooring, radiator, window facing the side aspect, under stair storage, storage cupboard housing consumer unit and electric metre.

THROUGH LOUNGE
28'6" x 10'4"
Carpeted flooring, double glazed window facing the front aspect, radiator x2, double glazed bay fronted window facing the rear aspect, fireplace.

KITCHEN
9'4" x 5'10"
Tiled flooring, stainless steel sink, base level and eye level units, gas powered combination boiler, double glazed window facing the rear aspect, wooden door leading to the garden.

FIRST FLOOR

LANDING
Carpeted landing, access to all rooms on the first floor.

BEDROOM 1
12'9" x 10'4"
Carpeted flooring, radiator, double glazed window facing the front aspect, fitted cupboards.

BEDROOM 2
12'6" x 10'4"
Carpeted flooring, radiator, double glazed window facing the rear aspect, fitted cupboards.

BEDROOM 3
7'9" x 5'10"
Carpeted flooring, radiator, double glazed window facing the front aspect.

BATHROOM
Wet room, electric shower, wash hand basin, window facing the rear aspect, tiled walls.

W/C
Toilet, window facing the side aspect.

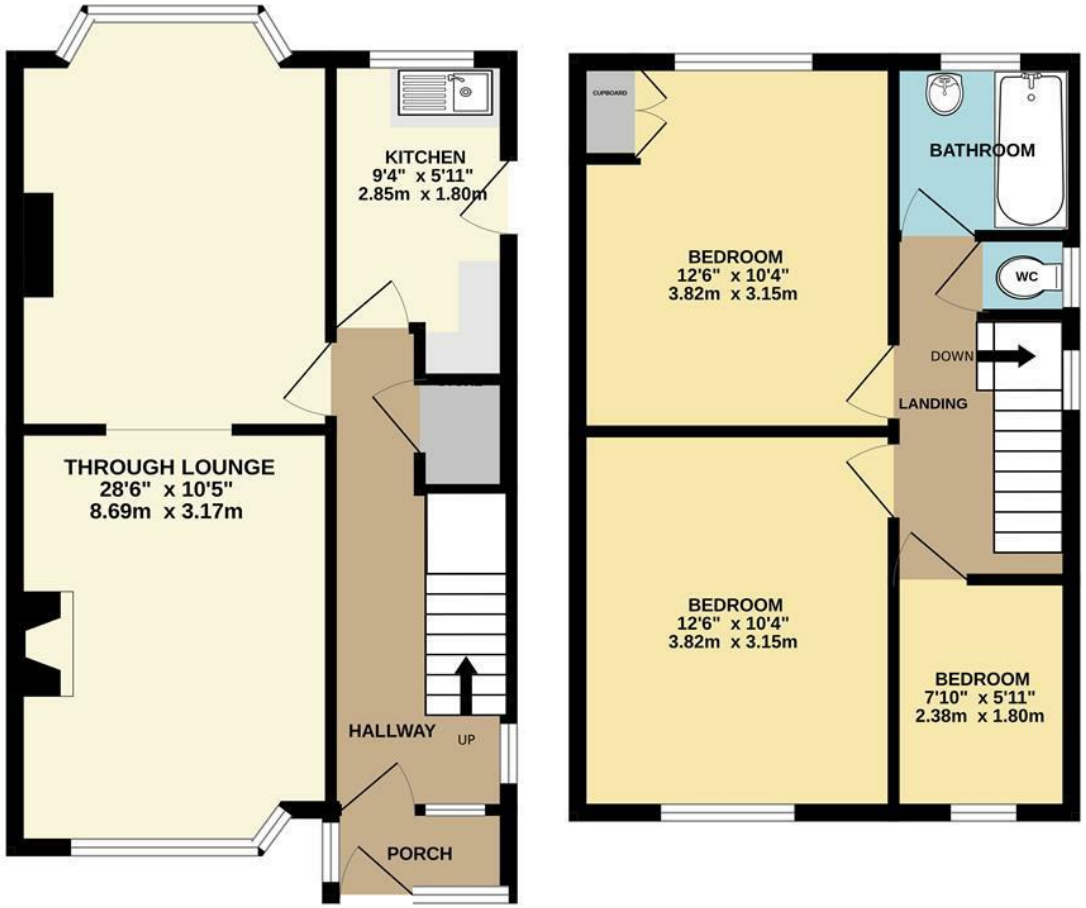
OUTSIDE
To the front you are greeted by a front garden with a drive large enough to accommodate one vehicle, secluded by wooden fencing along the perimeter, wooden gate leading to the passage which accommodated gas metre, following onto the rear aspect there is a paved garden with a step up to a grass lawn secluded by a wooden fencing along the perimeter.

FREEHOLD

COUNCIL TAX BAND - B

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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B

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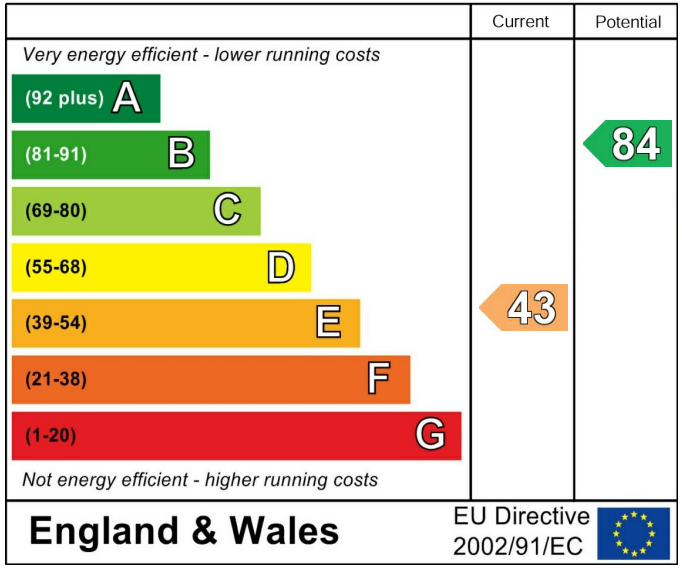

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS