FREEHOLD

House - Terraced (EPC Rating: D)

Moores Road, Belgrave, Leicester, LE4 6QR

Offers In The Region Of :

£262,000

SETHS

3 1 2 D

3 Bedroom House - Terraced located in Leicester

***** MOORES ROAD - THREE BEDROOMS - LARGE TERRACED HOUSE *****

This spacious 3-bedroom terraced house located on Moores Road, Belgrave. Larger than a traditional terraced home, this property is offered with no onward chain, making it ideal for families or investors.

On the ground floor, the property boasts an entrance hall with laminate flooring leading to both a lounge and a sitting room, each equipped with radiators and large double-glazed windows. The modern kitchen features tiled flooring, base and high-level units, a gas supply, and a stainless-steel sink, along with plumbing for a washer. A lobby provides access to the downstairs WC and bathroom with an electric shower. The property benefits from a block-paved rear garden, enclosed by a brick perimeter, with access via a wooden gate.

Upstairs, the three well-proportioned bedrooms feature carpeted or laminate flooring, with double-glazed windows offering plenty of natural light. The large main bedroom spans 5 meters wide.

Located in the heart of Belgrave, this property presents a rare opportunity with plenty of living space. Early viewing is highly recommended!

ENTRANCE HALL
Laminate flooring, accessed via a UPVC door, with a radiator and providing access to the lounge and sitting room. A storage cupboard is located under the stairs.

LOUNGE
12'4" x 11'9"
Vinyl flooring, radiator, and a double-glazed window facing the front aspect. A storage cupboard allows access to the gas meter, electric meter, and consumer unit.

SITTING ROOM
15'2" x 12'5"
Laminate flooring, radiator, and stairs leading to the first floor. A double-glazed window facing the rear aspect provides access into the kitchen.

KITCHEN
13'3" x 8'4"
Tiled flooring and partially tiled walls. The kitchen features a gas supply for a burner, a double-glazed window facing the side aspect, a gas combination boiler, base and high-level units, a stainless steel sink, and another double-glazed window facing the side aspect. It also has plumbing for a washer and provides access to a lobby.

LOBBY
Vinyl flooring, radiator, and a UPVC door allowing access into the garden. This area provides access to the downstairs WC and bathroom.

BATHROOM
Vinyl flooring, tiled walls, toilet, polyvinyl bathtub with electric shower, and wash hand basin. A double-glazed window faces the side aspect.

W/C
Vinyl flooring, toilet, and a double-glazed window facing the side aspect.

FIRST FLOOR

LANDING
Carpeted flooring, radiator, and a double-glazed window facing the front aspect. A storage cupboard is located over the stairs.

BEDROOM ONE
16'9" x 12'5"
Carpeted flooring, radiator, and a double-glazed window facing the front aspect.

BEDROOM TWO
13'9" x 12'5"
Carpeted flooring, radiator, inbuilt storage cupboard, and a double-glazed window facing the rear aspect.

BEDROOM THREE
13'4" x 8'6"
Carpeted flooring, radiator, and a double-glazed window facing the rear aspect.

OUTSIDE
The property features block paving at the rear, secluded by a brick-built perimeter around the border. There is a wooden gate allowing access to a shared passage leading to the front.

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

GROUND FLOOR

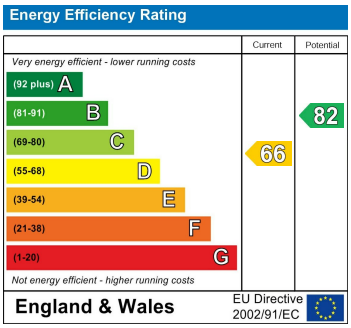
1ST FLOOR

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.
Made with Metropix ©2024

Council Tax Band

B

Energy Performance Graph



Call us on

0116 266 9977

sales@seths.co.uk

www.seths.co.uk

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