

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



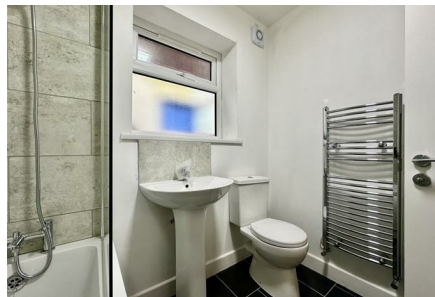


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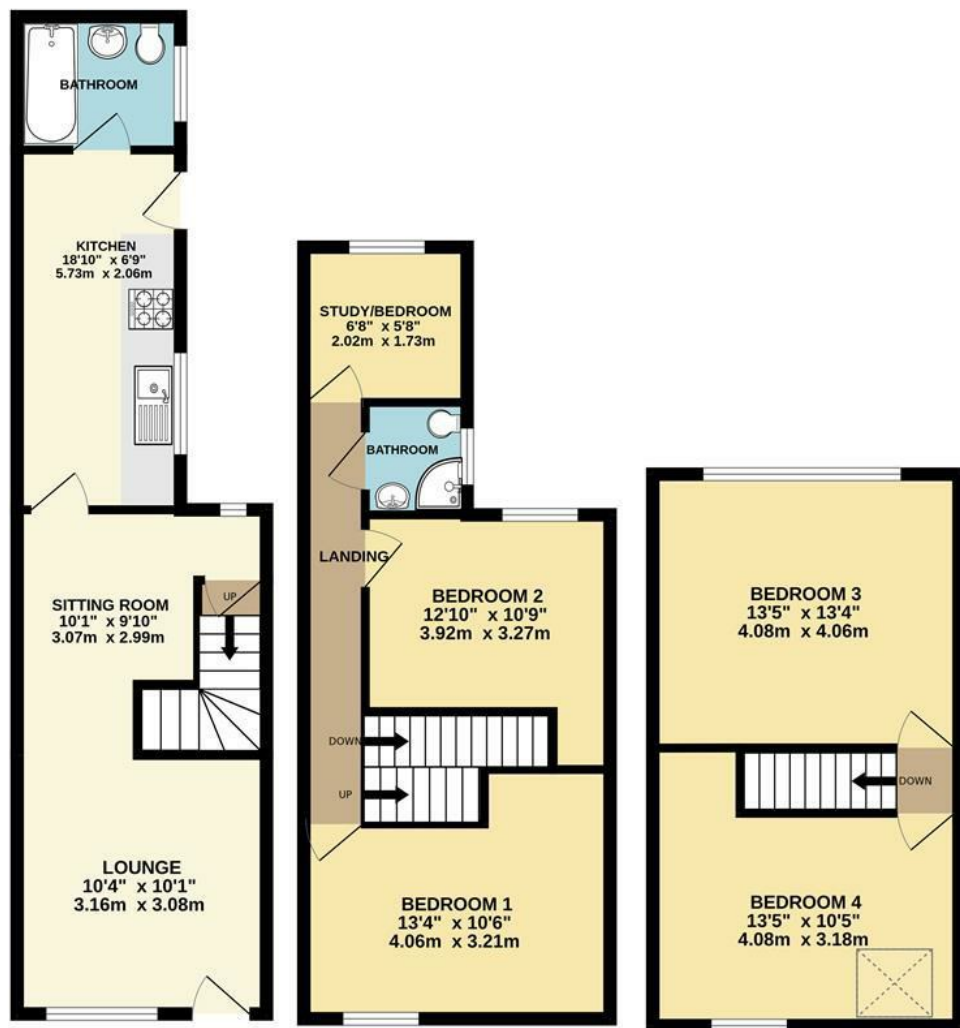


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GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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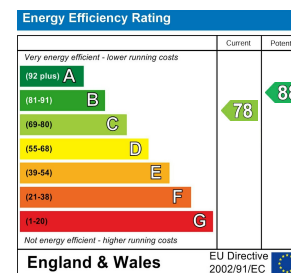
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Council Tax Band

New Build



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.

