FREEHOLD

House - Terraced

HARRISON ROAD, BELGRAVE, LEICESTER, LE4 6NP.

Offers In The Region Of

£265,000

FEATURES

- Three Bedrooms
- Terraced Home
- Double Glazed
- Gas Central Heating
- Lounge
- Sitting Room
- Extended Kitchen
- Bathroom
- No Chain
- Belgrave

3 1 2 E

SETHS

3 Bedroom House - Terraced located in Leicester

LOUNGE
11'1" x 10'11"
Wooden flooring, radiator, double-glazed window facing the front aspect, storage cupboard to include gas and electric metres and consumer unit, open access into the sitting room

SITTING ROOM
11'10" x 11'2"
Wooden flooring, double-glazed window facing the rear aspect, radiator, providing access into the kitchen, stairs leading upstairs,

KITCHEN
16'6" x 6'7"
Vinyl flooring, radiator, space for fridge, base and eye level units, stainless steel sink, double glazed window facing the side aspect, integrated four ring gas burner with oven, extractor over, plumbing and space for a washing machine, gas-powered combination boiler

LOBBY
Vinyl flooring, uPVC door leading to the garden, eye-level units, access to the bathroom.

BATHROOM
Tiled flooring, tiled walls, standing radiator, corner polyvinyl bathtub with electric function, wash hand basin with unit, toilet, double glazed window facing the side aspect.

FIRST FLOOR

LANDING
Carpeted flooring, radiator, access to all rooms on the first floor and loft.

BEDROOM 1
11'0" x 10'10"
Carpeted flooring, radiator, inbuilt storage cupboard, double-glazed window facing the front aspect.

BEDROOM 2
11'10" x 8'2"
Carpeted flooring, inbuilt storage cupboard, located over the stairs, double glazed window facing the rear aspect, radiator.

W/C
Vinyl flooring, toilet, wash hand basin,

BEDROOM 3
8'6" x 5'10"
Carpeted flooring, radiator, double-glazed window facing the rear aspect.

OUTSIDE
Outside the property features an easy-to-maintain rear yard being secluded by a built perimeter,

FREEHOLD

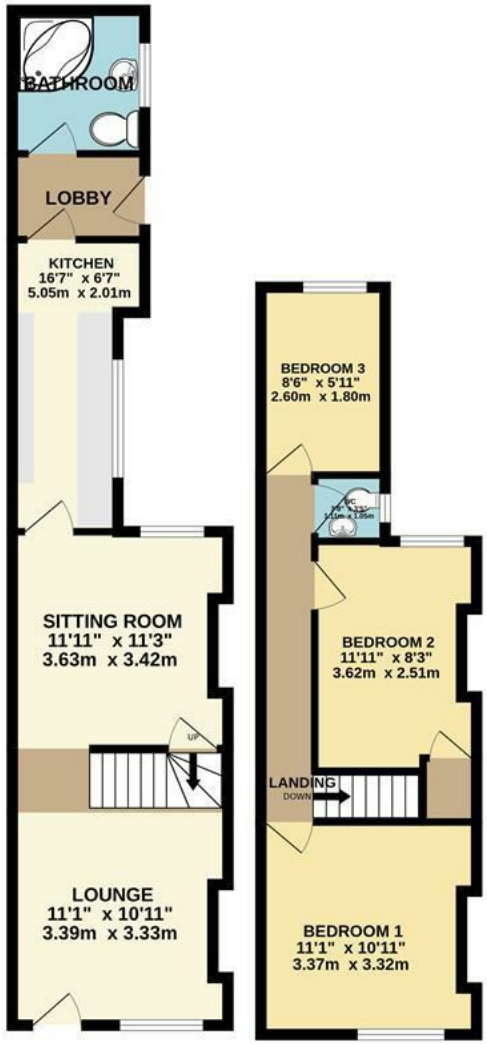
COUNCIL TAX BAND - A

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: E
Council Tax Band: A
Council Tax Rate: £1,457.01
Mains Gas: Yes
Mains Electricity: Yes

Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Fibre

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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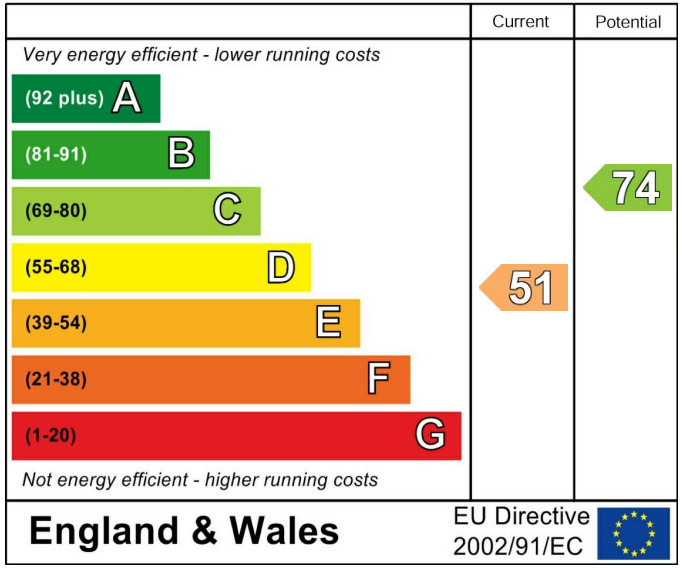
Council Tax Band

A

Energy Efficiency Rating



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