

LEASEHOLD



House - Terraced (EPC Rating: )

**Dorset Street, Belgrave, Leicester, LE4 6BG**

Offers Over

**£220,000**



# 3 Bedroom House - Terraced located

in Leicester

\*\*\* THREE BEDROOMS - OFF ROAD PARKING - DOUBLE BEDROOMS - BELGRAVE \*\*\*

Seths Estate Agents are pleased to bring to market this three-bedroom leasehold terraced property located on Dorset Street in the popular Belgrave area of Leicester. Offering versatile accommodation arranged across three floors, this property would make an ideal purchase for first-time buyers and investors alike.

To the front, the property benefits from off-road parking for one vehicle with gated access. To the rear, a private garden features a slabbed area and a lawned garden, enclosed by a wooden perimeter with gated access.

Internally, the ground floor comprises an entrance hall, a kitchen diner with stairs rising to the first floor, a lounge with UPVC door leading to the rear garden, and a convenient downstairs WC and utility room. To the first floor are two well-proportioned bedrooms, both with built-in storage, along with an upstairs WC and a shower room. A further bedroom is found on the second floor, again with built-in storage.

The following leasehold information is provided for prospective purchasers:

Lease remaining: 104 years  
Service charge: £90 per annum  
Ground rent: £10 per annum

Contact Seths to arrange a viewing.

## GROUND FLOOR

### ENTRANCE HALL

7'4" x 2'10"

Laminate flooring, storage cupboard housing the gas meter.

### LOUNGE

15'8" x 11'9"

Laminate flooring, double-glazed window to the rear aspect. uPVC door providing access to the rear garden.

### KITCHEN AND DINER

15'1" x 11'8"

Laminate flooring, electric radiator, base and high-level units, four-ring gas hob with oven and integrated extractor over, wash hand basin, space for fridge, space and plumbing for dishwasher, partially tiled walls, double-glazed window to the front aspect. Stairs leading to the first floor.

### DOWNSTAIRS W/C

Vinyl flooring, panelled walls, panelled ceiling, electric meter and consumer unit, space and plumbing for washing machine, WC, wash hand basin.

## FIRST FLOOR

## LANDING

15'10" x 5'8"

Vinyl tiled flooring, radiator, storage cupboard. Stairs leading to the second floor. Provides access to all first-floor rooms.

### BEDROOM ONE

11'8" x 10'5"

Vinyl tiled flooring, radiator, built-in storage cupboard, double-glazed window to the rear aspect.

### BEDROOM TWO

11'8" x 10'3"

Vinyl tiled flooring, radiator, built-in storage cupboard, double-glazed window to the front aspect.

### UPSTAIRS W/C

WC, wash hand basin, storage cupboard housing the boiler.

### SHOWER ROOM

Vinyl flooring, tiled walls, panelled ceiling, standing shower cubicle with electric shower, wash hand basin.

## LANDING

Vinyl tiled flooring, built-in storage cupboard. Provides access to bedroom three and fire exit.





### BEDROOM THREE

11'8" x 9'8"

Built-in storage cupboard, Laminate flooring, double glazed window facing the front aspect, radiator.

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

### OUTSIDE

To the front, the property benefits from gated off-road parking for one vehicle. To the rear, the garden is laid with slabs and a grass lawn, secluded by a wooden perimeter with gated access.

### LEASEHOLD

Lease remaining: 104 years

Service charge: £110 per month

Ground rent: £10 per annum

### COUNCIL TAX BAND - A

### ADDITIONAL INFORMATION

Tenure: Freehold

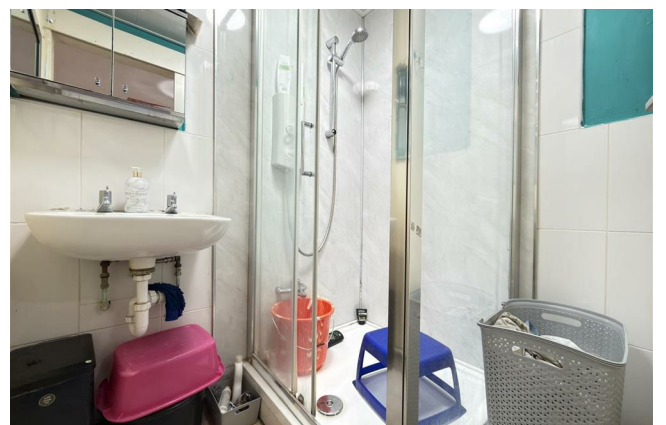
EPC rating: TBC

Council Tax Band: A

Council Tax Rate: £1,605.15

Mains Gas: Yes

Mains Electricity: Yes









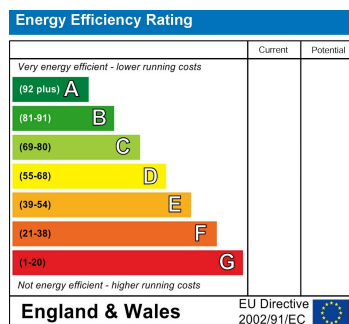


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Performance Graph



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