FREEHOLD

House - Terraced (EPC Rating:)

ROTHERBY AVENUE, BELGRAVE, LEICESTER, LE4 6HA

PRICE:

£250,000

SETHS

2 1 1

2 Bedroom House - Terraced located in Leicester

***** TWO BEDROOMS - FRONT AND AMPLE SIZED REAR GARDEN - KITCHEN/DINER - BELGRAVE *****

Seths are pleased to present this two-bedroom terraced home on Rotherby Avenue in Belgrave — a great opportunity for first-time buyers or investors.

The property features an entrance hall, a bay-fronted lounge, and a spacious kitchen/diner with additional storage under the stairs. A rear utility area provides access to the garden and includes plumbing for a washing machine.

Upstairs offers two well-proportioned bedrooms and a family bathroom, along with a cupboard housing the gas combination boiler. The property also features a front garden, potential for off-road parking (subject to consent).

To the rear, there is a good-sized garden with slabbed paving, lawn, and a shed, enclosed by wooden fencing. Rear access is available via a shared passageway.

Located in a popular residential area — contact Seths to arrange your viewing.

GROUND FLOOR

ENTRANCE HALL
Accessed via a UPVC door, the entrance hall features carpeted flooring, a radiator, and carpeted stairs leading to the first floor. The hallway also provides access to the lounge.

LOUNGE
11'5" x 10'9"
This cosy reception room features carpeted flooring, a double-glazed bay window facing the front aspect, and a radiator. A door leads directly into the kitchen/diner.

KITCHEN AND DINER
14'7" x 8'6"
With laminate flooring throughout. The dining area includes under-stairs storage space and room for a fridge. The kitchen is fitted with base and high-level units, a stainless steel sink, partially tiled walls, and space with gas supply for a cooker. There are two double-glazed windows facing the side aspect, a radiator, and a door leading to the utility room. The electric meter is also located under the stairs.

UTILITY ROOM
Finished with vinyl flooring and fitted with plumbing and supply for a washing machine. The room benefits from surrounding double-glazed windows, a radiator, and a UPVC door providing access into the rear garden.

FIRST FLOOR

LANDING

BEDROOM ONE
11'7" x 9'7"
A generously sized double bedroom with carpeted flooring, a radiator, and a double-glazed window to the front aspect. Additional storage is provided by a cupboard above the stairs.

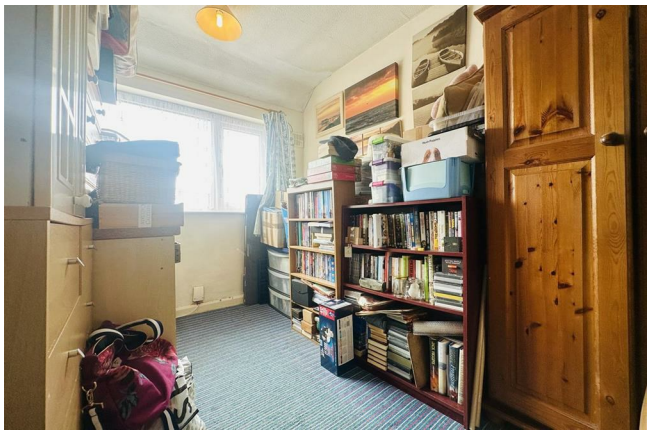
BEDROOM TWO
9'10" x 7'4"
A second carpeted bedroom with a radiator and a double-glazed window overlooking the rear garden.

FAMILY BATHROOM
7'0" x 6'5"
Fitted with vinyl flooring and partially tiled walls, the bathroom includes a WC, wash hand basin, metal bathtub with electric shower, radiator, and a rear-facing double-glazed window. A built-in storage cupboard houses the gas-powered combination boiler.

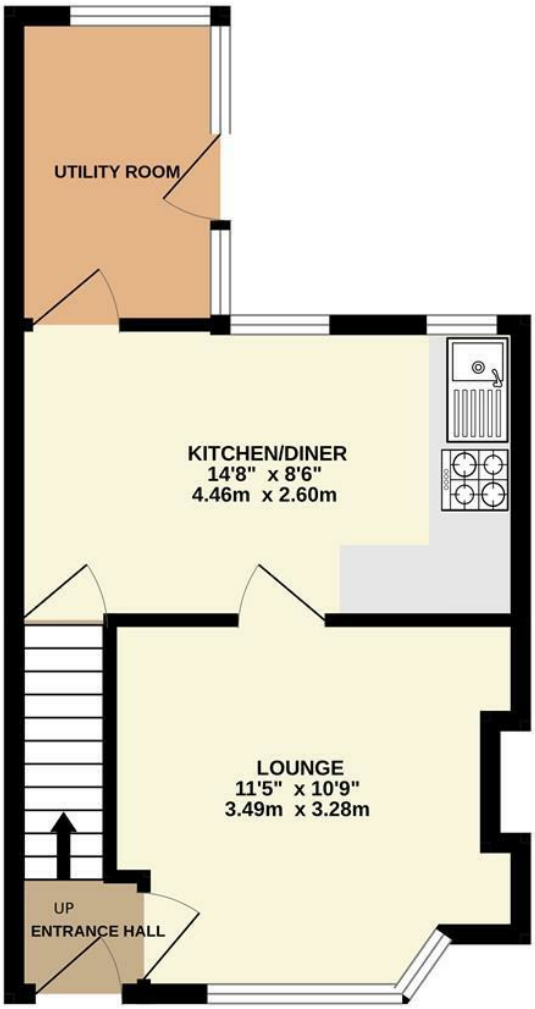
OUTSIDE
The property is approached via a slabbed pathway leading to the entrance. The front garden is attractively finished with gravel and is enclosed by a timber fence, providing a sense of privacy. A shared side passage offers convenient access to the rear garden.
The rear garden is laid with slabbed paving and a central path leading to a grass lawn. It features a gravelled section and a timber shed, and is enclosed by wooden fencing for privacy. A wooden gate offers rear access to a shared passage leading to the front. The external passage also accommodates the property's gas meter.

ADDITIONAL INFORMATION

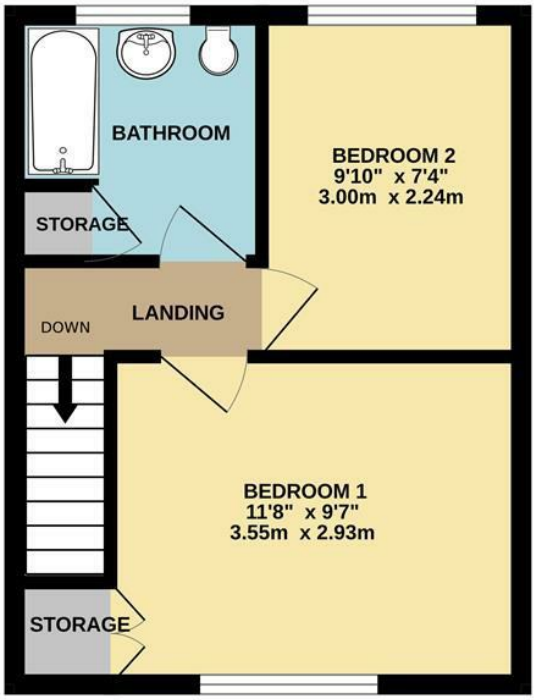
Tenure: Freehold
EPC rating: D
Council Tax Band: A (Leicester)
Council Tax Rate: £1,605.15
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband



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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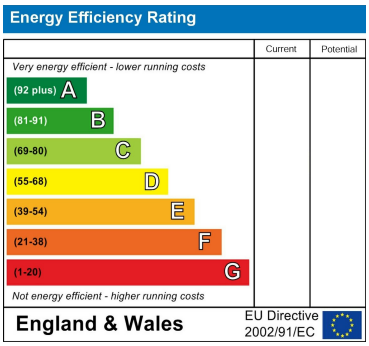
Council Tax Band

A

Energy 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.

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