



Rotherby Avenue, Belgrave, Leicester, LE4 6HB

Offers in Excess of £260,000

Located in BELGRAVE, is this TWO BEDROOM townhouse - close to local amenities.

Council Tax band: A

Tenure: Freehold





Entrance Lobby

Entered via a uPVC double glazed door, stairs to the first floor lobby and a radiator.

Lounge

13' 5" x 12' 0" (4.09m x 3.66m)

With a window to the front elevation, gas fire with stone surround, TV point, radiator and archway leading to:

Dining Room

15' 0" x 9' 0" (4.57m x 2.74m)

With a seating area, cupboard, radiator and archway to the:



Fitted Kitchen

11' 8" x 10' 5" (3.56m x 3.18m)

With a window to the rear elevation, door to the rear garden, tiled floor, a range of wall and base units with work surfaces over, stainless steel sink and drainer unit, tiled splashbacks, five ring gas hob, oven, extraction hood, plumbing for a washing machine, plumbing for a dishwasher and space for a fridge freezer.

First Floor Landing

With loft access and a fold-down ladder leading to a boarded loft space (suitable for storage).

Bedroom One

12' 0" x 10' 0" (3.66m x 3.05m)

With a window to the front elevation, cupboard and a radiator.

Bedroom Two

10' 3" x 7' 10" (3.12m x 2.39m)

With a window to the rear elevation, a TV point and a radiator.

Shower Room

7' 4" x 4' 3" (2.24m x 1.30m)

With a window to the rear elevation, tiled flooring, shower cubicle with shower over, WC, wash hand basin, tiled walls and a wall mounted radiator.

Separate WC

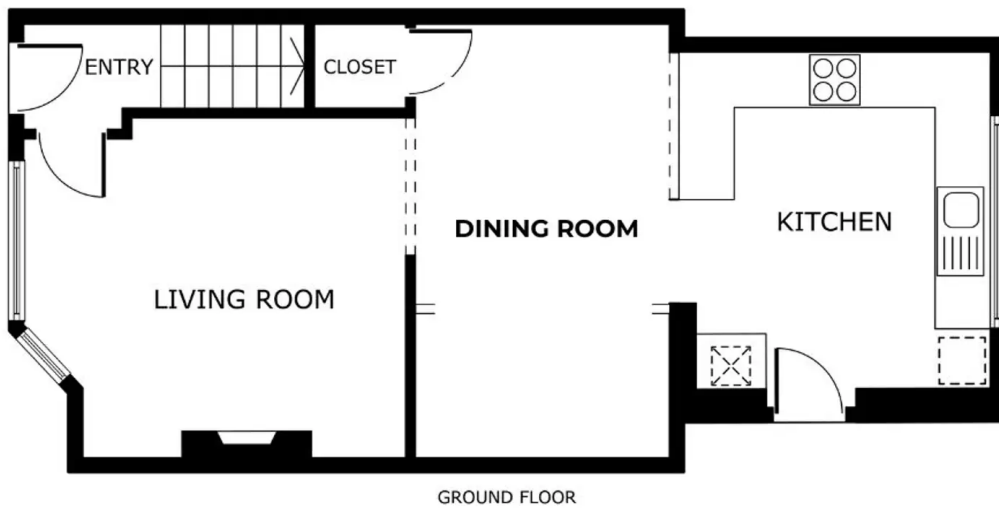
With a window to the rear elevation, tiled flooring, tiled walls, wash hand basin and WC

Rear Garden

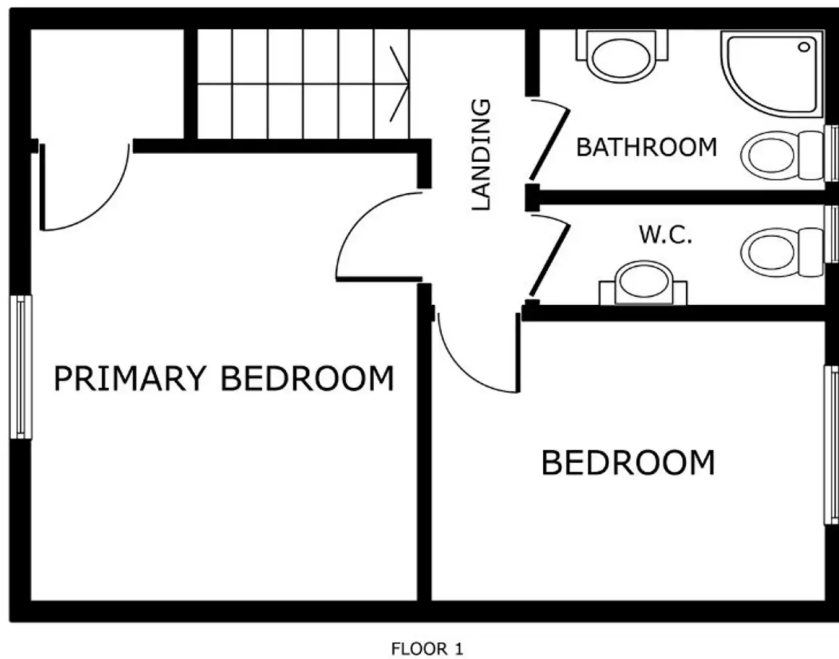
A well-maintained rear garden with a patio area, lawn and well maintained perimeter borders.

Parking 2 vehicles

Driveway to the front elevation.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

We'll keep you moving...

