

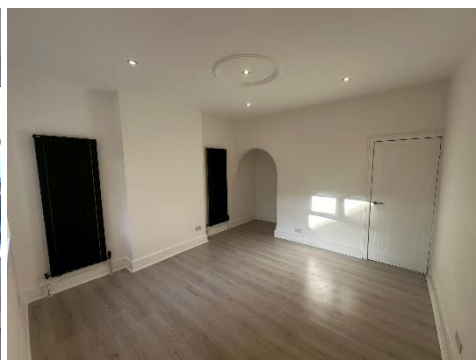
FOR SALE

Jermyn Street Belgrave Leicester LE4 6NS



ASKING PRICE: £335,000

- An Extensively Refurbished & Extended Mid Terrace Property
- Located Off Melton Road & Catherine Street, In The Sought After Area of Belgrave
- Newly Fitted Kitchen & Bathroom, New Boiler, New Roof, Newly Built Rear Extension, New Flooring Throughout, Replastered & Redecorated
- Lounge, Dining Room, Fitted Kitchen & Lobby to Rear
- 3 Bedrooms, Shower Room & Fitted Bathroom
- Newly Landscaped Rear Enclosed Garden With a Private & Sunny Outlook
- Offered With No Chain
- Ideal For Families



Location

The property is located on Jermyn Street, off Melton Road and Harrison Road, in the highly sought after area of Belgrave. The property benefits from being in close proximity to an array of amenities including eateries, shops, supermarkets, recreational facilities and local schooling. The area is serviced by frequent bus links to and from areas of Leicester and is within a short drive/walk to Leicester City Centre.

Description

A beautifully presented, extensively refurbished and extended, 3-bedroom and 2-bathroom mid terrace property boasting modern living and a bright and airy feel throughout.

The property briefly comprises; entrance hall, generously sized lounge with bay window, dining room, a newly fitted kitchen equipped with new appliances and ample storage, newly built rear extension comprising; lobby leading to the rear garden and a newly fitted ground floor bathroom. To the first floor, 3 bedrooms and a shower room. Externally, a rear enclosed, landscaped garden benefiting from power and a sink. Ideal for families.

The property benefits from new flooring throughout, new kitchen and bathroom, newly built rear extension, new roof, new boiler and a newly landscaped rear garden.

Accommodation

All measurements are approximate:

Entrance Hall

Lounge - 14' 6" x 9' 6" (4.42m x 2.89m)

Double glazed bay window to front, radiator, power points, spotlights.

Dining Room - 12' 8" x 12' 8" (3.86m x 3.86m)

Double glazed window to rear, two radiators, power points, spotlights.

Refitted Kitchen - 14' 8" x 7' 2" (4.47m x 2.18m)

Two double glazed windows to side, newly fitted kitchen with wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, four burner gas hob with extractor hood over, electric oven, radiator, power points, light fitting.

Lobby

Double glazed door to side, access to bathroom.

Fitted Bathroom - 7' 4" x 5' 7" (2.23m x 1.70m)

Double glazed window to rear, panelled bath with mixer tap and shower over, wash hand basin with hot and cold mixer tap, low level WC, radiator, light fitting.

First Floor Landing

Access to loft.

Bedroom One - 14' 8" x 14' 5" (4.47m x 4.39m)

Double glazed bay window to front, radiator, power point, pendant light fitting.

Bedroom Two - 12' 3" x 9' 10" (3.73m x 2.99m)

Double glazed window to rear, radiator, power point, pendant light fitting.

Bedroom Three - 7' 2" x 7' 3" (2.18m x 2.21m)

Double glazed window to rear, radiator, power points, pendant light fitting.

Shower Room - 5' 4" x 4' 3" (1.62m x 1.29m)

Double glazed window to side, shower cubicle, wash hand basin, low level WC, radiator, light fitting.

Outside

Landscaped rear enclosed garden with power and sink.

Tenure

Freehold.

EPC

Band D.

Council Tax

The property falls within Band A.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

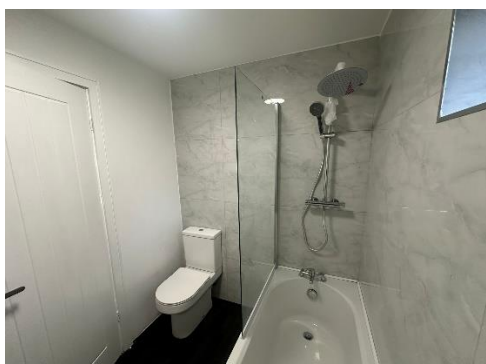
Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

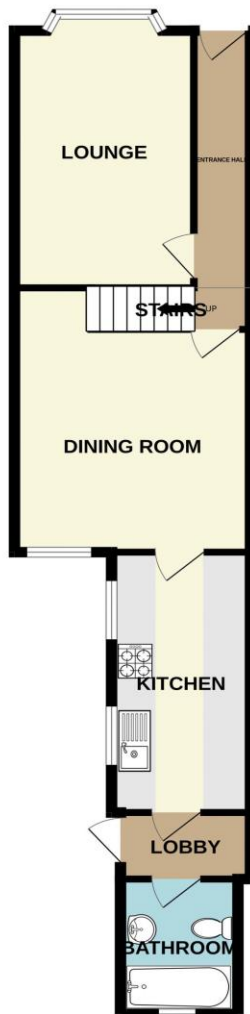
85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 sq.m.) approx.

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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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
REGISTERED NUMBER: 5393795
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