

FREEHOLD



House - Terraced (EPC Rating:)

STAFFORD STREET, BELGRAVE, LEICESTER, LE4

7AJ

Offers Over :

£220,000

SETHS



2 Bedroom House - Terraced located in Leicester

***** TWO BEDROOM TERRACED HOME - BELGRAVE - NO CHAIN *****

Positioned in the sought-after Belgrave area, this two-bedroom terraced home on Stafford Street is ideal for first time buyers & investors. The property features a well-appointed lounge leading to a dining room, providing access to the kitchen and stairs leading upstairs. Upstairs, two generously sized bedrooms and a bathroom.

Presented to the market with no onward chain, Contact Seths today to arrange a viewing.

LOUNGE

11'7" x 10'11"

Laminate flooring, double glazed bay window facing the front aspect, storage cupboard to include gas and electric metres and consumer unit, electric fireplace, radiator, storage cupboard located under the stairs, double doors leading to the dining room, ceiling fan

DINING ROOM

11'10" x 11'3"

Laminate flooring, radiator, double-glazed window facing the rear aspect, stairs leading to the first floor, providing access into the kitchen.

KITCHEN

12'0" x 6'9"

Tiled flooring, partially tiled walls, uPVC door leading to the garden radiator, space for a fridge, plumbing and space for a washer and dryer, base and eye level units, stainless steel sink, double glazed window facing the side aspect, gas-powered combination boiler, integrated five ring gas burner with oven and extractor over.

FIRST FLOOR

LANDING

Providing access to all rooms on the first floor, and also a hatch to access the loft ,radiator

BEDROOM 1

12'9" x 11'8"

Laminate flooring, radiator, double glazed window facing the front aspect.

BEDROOM 2

12'2" x 9'8"

Laminate flooring, radiator, double-glazed window facing the rear aspect, storage area located over the stairs

BATHROOM

Vinyl flooring, polyvinyl bathtub with electric shower, wash hand basin, toilet, radiator, double-glazed window facing the rear aspect.

OUTSIDE

Concrete slabbed surface secluded by a brick-built perimeter, access to 2 outside brick built sheds and an outside toilet, wooden gate leads to a shared passage to the front of the property

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: A

Council Tax Rate: £1,528.34

Mains Gas: Yes

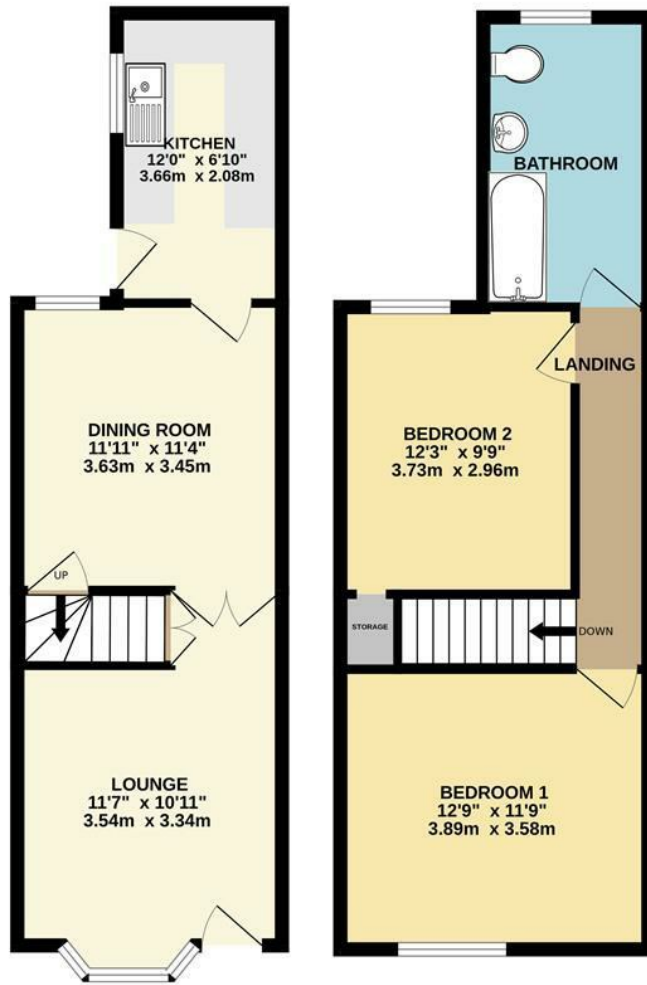
Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband





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

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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