

FREEHOLD



House - Terraced (EPC Rating: D)

ROTHERBY AVENUE, BELGRAVE, LEICESTER, LE4  
6HB

PRICE:

£250,000

 SETHS



# 2 Bedroom House - Terraced located in Leicester

**\*\*\* TWO BEDROOM MID TERRACED HOME - ROTHERBY AVENUE - OFF ROAD PARKING \*\*\***

This two-bedroom mid-terrace house is located on Rotherby Avenue and offers comfortable living with the convenience of a driveway accommodating parking for one vehicle. Upon entering, the entrance hall provides access to the first floor and the lounge. The bay-fronted lounge is spacious and filled with natural light. From the lounge, you can access the kitchen and utility room.

Upstairs, there are two double bedrooms and a bathroom. The property also features a garden with the potential for extension, subject to the necessary planning permissions.

Please call 0116 266 9977 to arrange a visit.

## ENTRANCE HALL

Laminate flooring and stairs leading to the first floor, with access to the lounge.

## LOUNGE

22'10" x 11'11"

Wooden flooring, two radiators, and an internal window facing the rear aspect. It provides access to the kitchen and a utility/lobby area, with a storage area under the stairs. Additionally, there is a double-glazed bay window facing the front aspect.

## KITCHEN

8'10" x 4'9"

Vinyl story Base level high-level units partly to walls integrated foreign gas burner with oven integrated extractor over stainless steel sink double glazed window facing the rear aspect

## UTLITY ROOM

9'10" x 8'0"

Vinyl flooring, plumbing for a washing machine, and space for a fridge. It houses a gas-powered combination boiler and has double-glazed windows facing the rear and side aspects. A UPVC door provides access to the garden.

## FIRST FLOOR

## LANDING

Provides access to all rooms on the first floor and the loft.

## BEDROOM 1

12'0" x 10'0"

Carpeted flooring and a double-glazed window facing the front aspect. There is a storage cupboard located over the stairs.

## BEDROOM 2

10'2" x 7'9"

Carpeted flooring, a radiator, and a double-glazed window facing the rear aspect.

## BATHROOM

Vinyl flooring, a radiator, and partially tiled walls. It includes a toilet, wash hand basin, and a polyvinyl bath with an electric shower. There is also a storage cupboard and a double-glazed window facing the rear aspect.

## OUTSIDE

To the front, the property features a driveway accommodating parking for one vehicle. The rear aspect offers ample garden space with potential for extension, subject to proper planning permission. The garden is secluded by wooden fencing along the border. A gate provides access to a shared passage leading to the front.

## FREEHOLD

## COUNCIL TAX BAND - A

## ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,528.34

Mains Gas: Yes

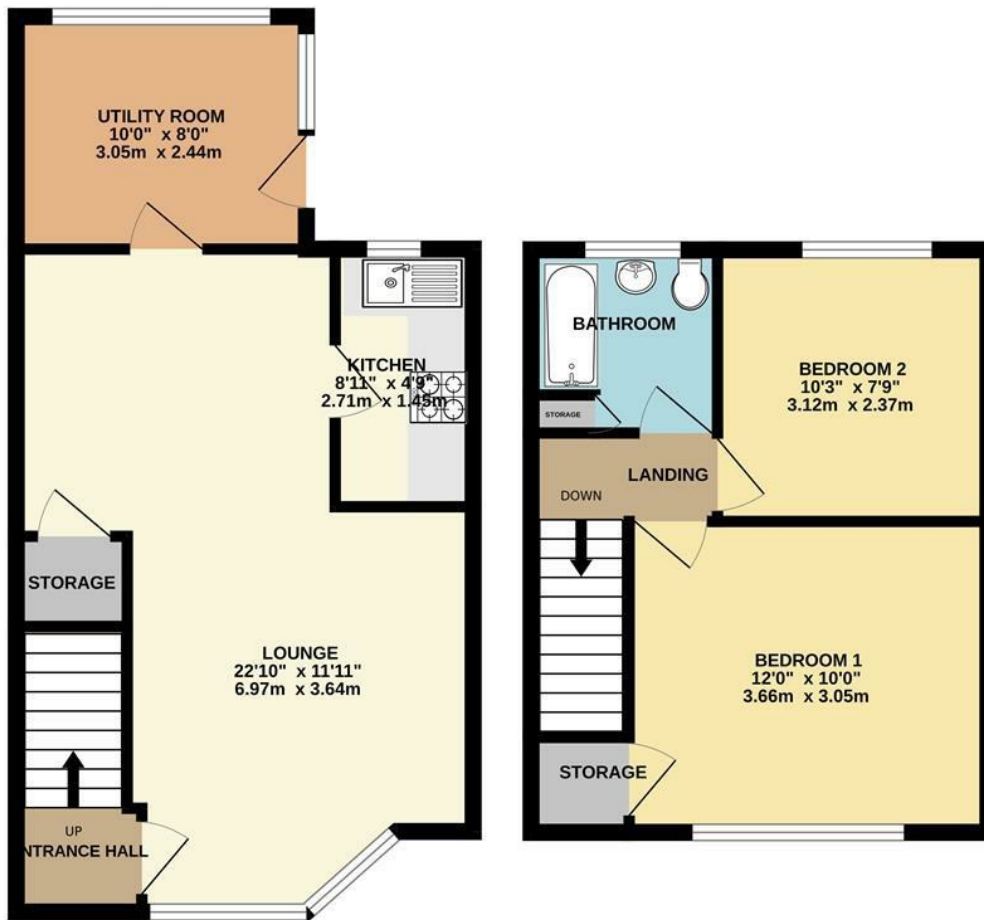
Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre



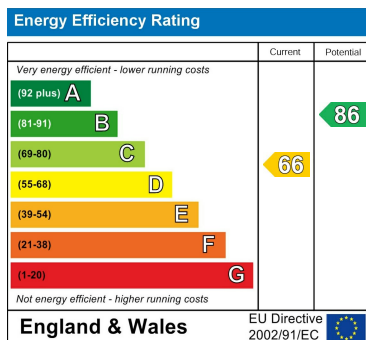


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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