

FREEHOLD



House - Terraced

# DORSET STREET LEICESTER LE4 6BE

## PRICE:

£225,000

FEATURES

- Ideal Family Home
- Belgrave
- Double Glazing
- Viewing by Appointment ONLY
- Rear Garden
- Three Bedrooms
- Through Lounge
- Gas Central Heating
- Ideal for Investors
- Upgrading Works Required



 **SETHS**

# 3 Bedroom House - Terraced located in Leicester

**\*\*\* UPGRADING WORKS REQUIRED - BELGRAVE - THREE-BED TERRACE \*\*\***

Seths Estate Agents are delighted to offer this three-bedroom terraced house located on Dorset Street, Belgrave. This property features a rear garden, double glazing, and gas central heating, making it an ideal family home.

Inside, the sitting room features laminate flooring, a storage cupboard, and a double-glazed window facing the rear aspect. A staircase leads to the first floor, where you'll find three well-proportioned bedrooms, each with laminate flooring. The kitchen includes tiled flooring, base and high-level units, an integrated gas burner, and a stainless steel sink. A convenient lobby provides access to the garden and a downstairs bathroom.

Outside, the property boasts a block-paved garden with a wooden shed, surrounded by a brick-built perimeter for added privacy. A wooden gate allows access to a shared passage leading to the front of the house.

Viewing is highly recommended. For further information or to arrange a viewing, please contact Seths Estate Agents at 0116 266 9977.



Call us on

**0116 266 9977**

[sales@seths.co.uk](mailto:sales@seths.co.uk)

[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band

**A**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>60</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

