

FREEHOLD



House - Detached (EPC Rating: E)

BATH STREET, BELGRAVE, LEICESTER, LE4 7QE

PRICE:

£140,000



# 2 Bedroom House - Detached located

**\*\*\* TWO-BED DETACHED HOME - RUSHEY MEAD - CASH BUYERS ONLY - IDEAL INVESTMENT OPPORTUNITY \*\*\***

Seths is pleased to present this well-located 2-bedroom detached home on Bath Street.

The entrance hall provides access to a front-facing lounge with an electric fireplace and a separate dining room leading into the fitted kitchen. The kitchen includes base and eye-level units, an integrated oven with an extractor, a stainless steel sink, and a wooden door opening into the rear garden.

The property offers two well-sized bedrooms upstairs. The master bedroom features inbuilt storage and houses the gas-powered combination boiler. The family bathroom includes a bathtub, an electric shower, and a standing radiator.

Externally, the home benefits from a gated, paved front and rear garden, enclosed by brick-built and wooden fencing, with a wooden shed for additional storage.

Contact Seths to arrange a viewing!

## ENTRANCE HALL

Tiled flooring provides access to the lounge on one aspect and the dining room on the other. Storage area located under the stairs.

## LOUNGE

11'6" x 10'5"

Tiled flooring, electric fireplace, base-level unit, double-glazed window facing the front aspect.

## DINING ROOM

11'6" x 10'5"

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

## KITCHEN

9'10" x 6'1"

Tiled flooring, base and high-level units, partially tiled walls, integrated electric hob, integrated oven, integrated extractor, space for a fridge, radiator, stainless steel sink, double glazed window facing the side aspect, wooden door allowing access into the garden.

## FIRST FLOOR

## LANDING

Carpeted flooring, window facing the side aspect, access to all rooms, hatch to access the loft.

## BEDROOM ONE

11'6" x 10'5"

Carpeted flooring, two double-glazed windows facing the front aspect, inbuilt storage cupboard, radiator, storage cupboard accommodating gas-powered combination boiler.

## BEDROOM TWO

10'5" x 6'3"

Carpeted flooring, radiator, double-glazed window facing the rear aspect, and storage cupboard located over the stairs.

## BATHROOM

7'8" x 4'4"

Tiled flooring, polyvinyl bathtub, tiled walls, electric shower, wash hand basin, toilet, double glazed window facing the rear aspect, standing radiator.

## OUTSIDE

Access via a metal gate. Both front and rear gardens are fully paved and secluded by a combination of brick-built and wooden fencing along the borders. Wooden shed included.

## FREEHOLD

## COUNCIL TAX BAND - B

## ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: E

Council Tax Band: B (Leicester)

Council Tax Rate: £1,783.06

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

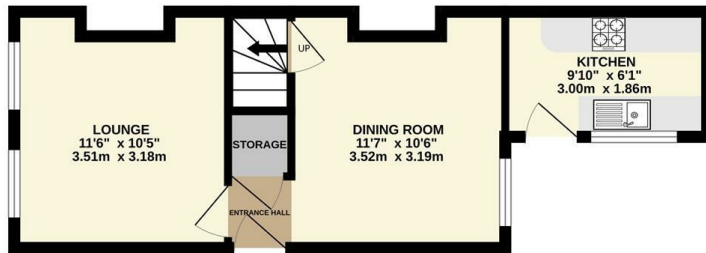
Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

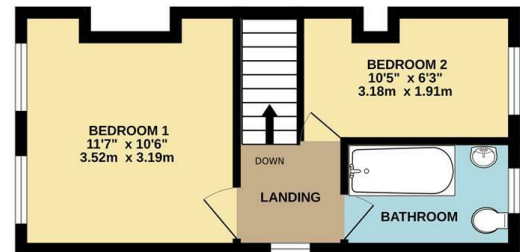




GROUND FLOOR



1ST FLOOR

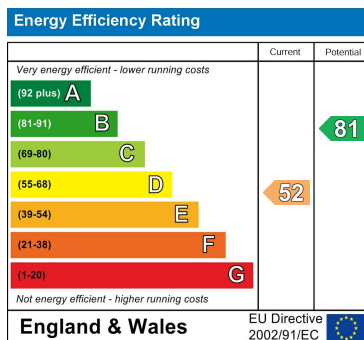


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**B**

Energy Performance Graph



Call us on

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