

FREEHOLD



House - Terraced (EPC Rating: C)

**Rannoch Close, Beaumont Leys, Leicester, LE4
ORD**

Offers Over

£170,000



3 Bedroom House - Terraced located

*** NO CHAIN - THREE BEDROOMS - MID TERRACED - OFF ROAD PARKING - GARAGE ***

Seths are pleased to present this three-bedroom mid-terraced home, ideally located on Rannoch Close in Beaumont Leys, offered to the market with no onward chain. The property benefits from off-road parking, a garage, and an ample-sized rear garden, making it a fantastic opportunity for first-time buyers, families, or investors alike.

The ground floor comprises an entrance hall, spacious lounge with dual-aspect windows providing plenty of natural light, a fitted kitchen with integrated appliances, and a ground floor WC. A rear lobby area offers access to the garden and additional storage space.

Upstairs, the property features three well-proportioned bedrooms and a family bathroom with a shower cubicle and modern fittings.

Externally, the home offers a concrete driveway to the front providing off-road parking, as well as an enclosed rear garden featuring both paved and lawned areas, perfect for outdoor seating and entertaining. A garage is also included, providing further parking or storage options.

Contact Seths Today To Arrange A Viewing - 0116 266 9977.

GROUND FLOOR

ENTRANCE HALL

7'6" x 5'9"

Carpeted flooring, radiator, stairs leading to the first floor, and access to all ground floor rooms.

W/C

4'8" x 3'8"

Vinyl flooring, wash hand basin, toilet, and a double-glazed window facing the front aspect.

LOUNGE

21'4" x 10'4"

Carpeted flooring, two radiators, double-glazed windows to the front and right aspects, access from the entrance hall, and door leading into the lobby.

LOBBY

Vinyl flooring, UPVC door allowing access into the rear garden, and under-stairs storage area. Provides access into the kitchen.

KITCHEN

13'6" x 7'7"

Vinyl flooring, base and eye-level units, partially tiled walls, stainless steel sink, double-glazed window facing the side aspect, integrated four-ring gas burner,

integrated oven, and integrated fridge. Includes radiator and access to the entrance hall.

FIRST FLOOR

LANDING

8'9" x 6'6"

Carpeted flooring, storage cupboard, additional cupboard housing the gas-powered combination boiler, loft access hatch, and access to all rooms on the first floor.

BEDROOM ONE

12'5" x 10'7"

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

BEDROOM TWO

12'5" x 10'9"

Carpeted flooring, radiator, and double-glazed windows facing the front aspect.

BEDROOM THREE

8'8" x 7'8"

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



BATHROOM

8'8" x 7'8"

Vinyl flooring, tiled walls, standing radiator, shower cubicle with mixer function, wash hand basin, toilet, and double-glazed window to the rear aspect.

OUTSIDE

GARAGE

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: C

Council Tax Band: A (Leicester)

Council Tax Rate: £1,605.15

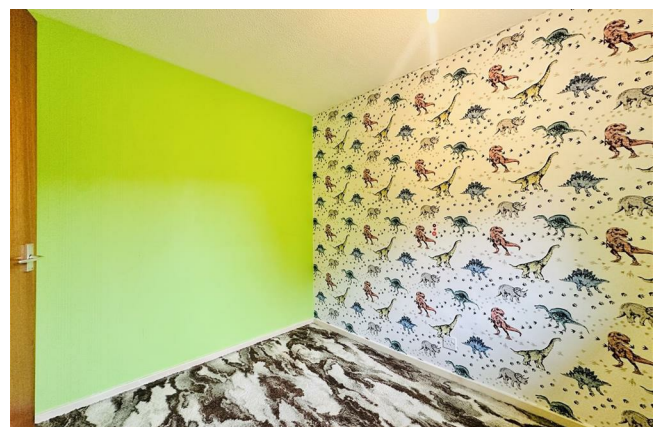
Mains Gas: Yes

Mains Electricity: Yes

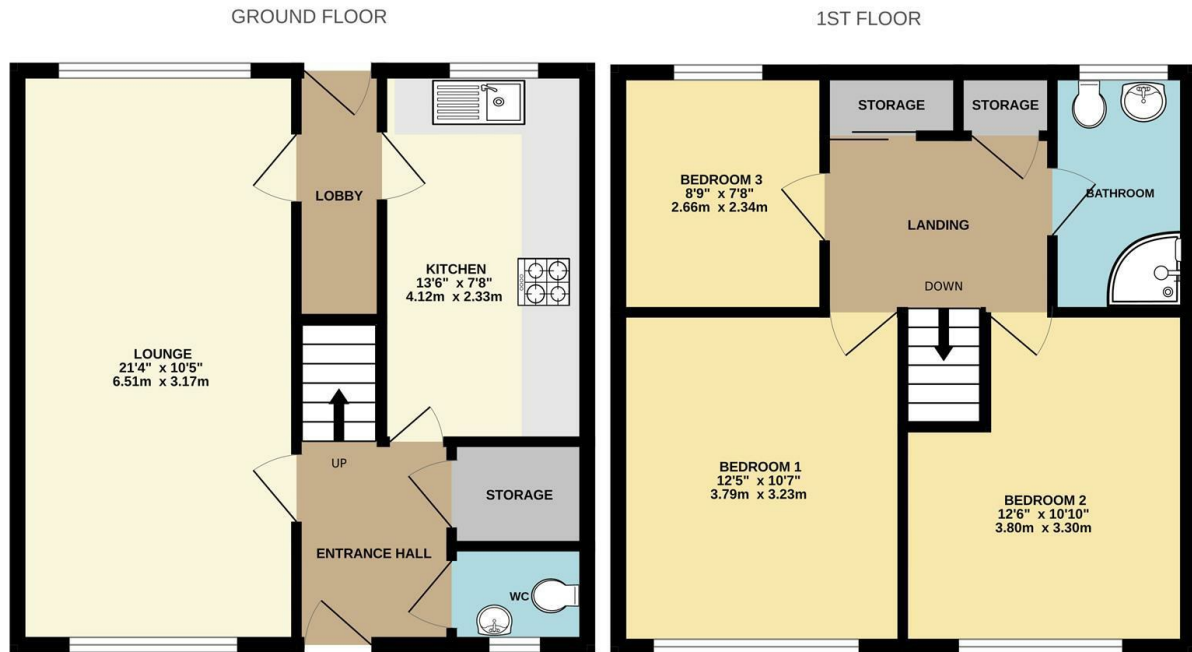
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband





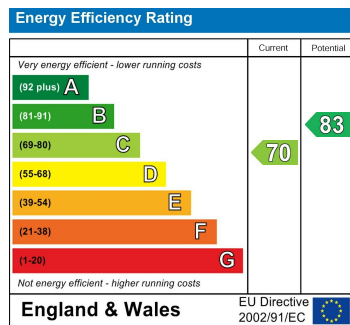


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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